





## 3 soveværelse Landsted til salg i Rute, Córdoba

345.000€



This quality renovated 282m<sup>2</sup> build Cortijo with spectacular lake and mountain views in a peaceful countryside setting is situated close to the popular town of Rute in the Cordoba province of Andalucia, Spain. Located in an elevated position on a generous 802m<sup>2</sup> plot this 3 bedroom home comes with a private swimming pool, gardens, a garage, a large patio and terraces on both floors. On the right side of the approach road there is an olive grove with 37 trees which forms part of the property footprint. A few steps lead up from the spacious forecourt with ample parking to the patio and swimming pool. A pergola provides shade for al fresco dining. The main rear entrance off the patio leads into a bright hallway which has a cloakroom to the right and an enclosed storage area above. To the left the hallway opens into a large kitchen with oak fittings and granite surfaces. There is an integrated breakfast bar and formal dining area. Off the dining area there is direct access to a sun terrace. Ahead the hallway leads into a lounge with a feature fireplace and wood burner. There is additional access to the sun terrace from the lounge. A door to the right of the lounge leads into a double bedroom with a walk-in wardrobe and a large ensuite bathroom. Stairs then take you down to the lower floor where there are 2 twin bedrooms both with ensuite shower rooms and a sitting room with an under stairs storage area. From the sitting room there is another cloakroom, a utility room and a second hallway leading out onto the lower terrace. Some of the original features of the Cortijo have been retained within the design. The property has solar power recently upgraded to allow the installation of air conditioning.. There is a 12,000 litre water tank beneath the lower terrace fed from rainwater, a local spring and delivery by water tanker as required. There is a chlorinator facility. Central heating is provided by a boiler in the garage which runs on wood pellets and supplies radiators throughout the house.

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|  3 soveværelser                   |  3 badeværelser |  294m <sup>2</sup> Byg størrelse |
|  802m <sup>2</sup> Grundstørrelse | <input checked="" type="checkbox"/> Svømmepøl  | <input checked="" type="checkbox"/> Central Heating   |
| <input checked="" type="checkbox"/> Charming Property   | <input checked="" type="checkbox"/> Close to Amenities   | <input checked="" type="checkbox"/> En Suite Bathroom   |
| <input checked="" type="checkbox"/> Fireplace   | <input checked="" type="checkbox"/> Fitted Kitchen   | <input checked="" type="checkbox"/> Full of Character   |
| <input checked="" type="checkbox"/> Furnished   | <input checked="" type="checkbox"/> Garden   | <input checked="" type="checkbox"/> Good Rental Potential   |
| <input checked="" type="checkbox"/> Guest Apartment   | <input checked="" type="checkbox"/> Guest Toilet   | <input checked="" type="checkbox"/> Ideal Family Home   |
| <input checked="" type="checkbox"/> Ideal for Country Lovers  | <input checked="" type="checkbox"/> Immaculate Condition   | <input checked="" type="checkbox"/> Internet  |
| <input checked="" type="checkbox"/> Investment Property   | <input checked="" type="checkbox"/> Laundry Room   | <input checked="" type="checkbox"/> Lounge Diner  |