

## 2 soveværelse Byhus til salg i Rute, Córdoba

56.000€





LOCATED CENTRALLY IN THE POPULAR TOWN OF RUTE LESS THAN AN HOUR FROM MALAGA AND NEXT DOOR TO IZNAJAR WITH ITS BEAUTIFUL LAKE AND BEACH AREA THIS PROPERTY HAS HAD MANY IMPROVEMENTS MADE RECENTLY AND LOVELY OUTSIDE SPACE.



Located within walking distance to all this lovely Town has to offer, this property is ready and waiting for its new owners to put their own mark on it and is ideal for full time living or as a holiday home. It is in a raised pedestrian position set back from the road. There is a modern entrance hall leading into a front facing sitting room with new windows, air conditioning unit and modern upgraded electrics. To the rear of this room there is a second room ideal to be a dining room.

Further along the hallway there are a few steps to the left leading into a good sized kitchen, all water, waste and electrics are there however no furniture giving the new owner an opportunity to fit a new kitchen of their choice. To the left there is then a wet room again all plumbing is in place and the shower screen.

There is access to the rear which offers a private patio area which has been modernised in this area there is also a Utility room and then into a bathroom which is a little old fashioned and would benefit from updating. Steps from the courtyard then lead up to a covered raised terrace ideal for relaxing and offering shade from the hot Summer days, an ideal location for a jacuzzi. Steps then lead up to a second raised covered sun terrace again a big space. This roof could actually be removed and open to allow a great area for enjoying the sun as it isn't concrete and easily removed. Stairs inside the house then lead up to the first floor where there are two large bedrooms one front and one rear facing both having been updated and modernised

Rute is a larger Town yet unspoilt less than one hour from Malaga and offers a whole host of bars, restaurants and shops, famous for its Jamon and anis along with the Chocolate factory to which people from across Spain travel every year to see the famous nativity scene. Iznajar is right next to Rute and thought to be one of the prettiest white villages in Spain with its stunning lake and beach areas

 2 soveværelser  
 schools

 2 badeværelser  
 Air conditioning

 shops