

## 3 soveværelse Byhus til salg i Rute, Córdoba

53.000€














### Carmen's Legacy: Splendid 108 m<sup>2</sup> House with Views in Rute

Named "Carmen's Legacy" in honour of its previous owner, this exceptional 108 m<sup>2</sup> (approx. 1162 sq ft) property is located on a quiet street in Rute, with the great advantage of convenient on-street parking right in front.

Access to the house is via a small staircase leading to a pleasant, elevated communal porch. Upon opening the main door, you are greeted by a beautiful entrance hall, tiled in authentic Andalusian style—a prelude to the character and quality found throughout the home.

From the hall, a single step leads you into the heart of the home: a spacious living-dining room that serves as the main hub of the ground floor. To the left of the living room is a room currently used as an elegant, separate dining room with pleasant street views. Straight ahead, the living room opens onto a private patio, a true oasis of peace that houses a practical laundry area and a small storage room. From the patio, a few steps take you up to a sunny terrace, the ideal spot to enjoy the sun or an evening outdoors. The ground floor layout is completed at the back on the left, where we find a comfortable and bright kitchen, fully equipped with ample storage and a durable granite countertop. To the left of the living room, an elegant marble staircase ascends to the first floor. A landing intelligently organises the night-time quarters. To the left, a second living room or sitting area offers a versatile space, which in turn provides access to a modern, full bathroom with a walk-in shower. To the right of the landing are the bedrooms: first, a single bedroom, followed by the spacious, fully furnished master bedroom, which also enjoys views of the street. Finally, from the first-floor landing, a second flight of stairs leads to the jewel in the crown: a magnificent open-plan attic on the top floor. This space, bathed in natural light from both the front and back, offers endless possibilities. From here, you can appreciate the simply spectacular views of the picturesque town of Rute and the vast surrounding landscape of countryside and mountains. This property is sold fully furnished.

- |  |   |   |
|--|---|---|
|  Se videotur                     |  3 soveværelser                  |  1 badeværelse |
|  108m <sup>2</sup> Byg størrelse |  56m <sup>2</sup> Grundstørrelse |  Burglar Alarm |
|  Terrace                         |  Equipped kitchen                |  Laundry room  |
|  Fully furnished                 |  Patio                           |   |