

## 4 Schlafzimmer Stadthaus zu verkaufen in Rute, Córdoba

54.950€



NOW SOLD ASK US ABOUT SIMILAR!! ASK US ABOUT SIMILAR!! LOCATED IN THE MUCH SOUGHT AFTER ANDALUCIAN TOWN OF RUTE NEXT TO THE STUNNING IZNAJAR AND LESS THAN 50 MINUTES TO MALAGA THIS PROPERTY IS READY TO MOVE INTO.



Located in the prime position overlooking the Town's main square where all the fiestas and ferias take place yet a two minute walk can take you in the peaceful surrounding countryside. There is a traditional long entrance hall with an internal door which leads into a large spacious front facing lounge dining area. Off this is the good sized family kitchen built in an andalusian style with access to a separate utility room. On the ground floor there is also a family bathroom with a wc, sink, bath with an overhead shower. There is access here via some steps up to an old smoking room with a large open fireplace and an original sink and then a door leads out to a lovely private courtyard. Internal stairs lead up to a second room which would be ideal for a number of things.

There is a marble staircase in the lounge leading up to the 1st floor of the property which hosts a rear double bedroom, a central double bedroom and a front facing bedroom ( currently being used as a lounge area ). This is a bright and airy room and has a beautiful Juliette balcony looking out over the square.

Stairs then from the landing area lead up again to a very large room ideal as the 4th bedroom and it has access to the raised sun terrace. The terrace currently is part roofed but this is easily moved and replaced with a Toldos that can be rolled out for shade and rolled away when not needed.

This house is simply ready and waiting for its new owners and won't be around for long at this price and in this location

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. The Town Also benefits from Fibre Optic being installed throughout

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|  4 Schlafzimmer |  1 Bad | <input checked="" type="checkbox"/> Fireplace |
| <input checked="" type="checkbox"/> shops   | <input checked="" type="checkbox"/> schools   | <input checked="" type="checkbox"/> fplace    |
| <input checked="" type="checkbox"/> Close to shops  | <input checked="" type="checkbox"/> Air conditioning                                      |   |