

## 6 Schlafzimmer Stadthaus zu verkaufen in Luque, Córdoba

95.000€



Great investment opportunity - NOW REDUCED.

This is a reformed townhouse in Luque, near the main square, shops, banks and has lovely views. The property has big potential as a B&B and has the bonus of a garage, patio and a garden with room for a pool. It offers accommodation over 3 floors comprising of (on the ground floor) an entrance hall, a bedroom (or can be used as an office or sitting area), a lounge with a fireplace, a bathroom, a fully fitted, modern kitchen and pantry. There is access from the lounge to a large rear patio and garage and also a big garden with lovely views. Total outside space is 550 sqm so a great size for a village house. There is a utility area next to the garage. The house also has another building next door that could be converted into more accommodation.

On the 1st floor there is a 2nd sitting room, 3 bedrooms and 2 bathrooms. One of the bedrooms has its own terrace. Then up to the 2nd floor where there is another sitting room, 2 more bedrooms and a bathroom that just needs finishing. It could even be possible to turn the sitting room into a kitchen and maybe create a separate apartment here. There are so many options.

This is a popular town as its close to the Subbética national parque so running this as a B&B etc would be just about perfect and could work well but its also ideal as a family home. The property has a new roof and now just needs a bit of cosmetic updating such as painting and decorating. The garden is a blank canvas so just ideal for a pool plus growing areas.

This is a real bargain and needs to be seen for what it offers.

Luque in Cordoba province is one of the oldest towns in the regions. It is protected by the surveillance of its Nasrid castle, an ancient fortification popularly known as 'el Venceaire'. It preserves remains of megalithic monuments, relieving its prehistoric past. Currently, its appeal lies both in its natural landscape and its main monuments. In the surrounding areas of Luque there are lots of caves in which there is evidence of human life from the Neolithic era. There are several fiestas held here throughout the year including Día de la Cruz (Cross day). On the 3rd of May, this is

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|------------------------------------|----------------|----------------------------|
| 6 Schlafzimmer                     | 4 Badezimmer   | 280m <sup>2</sup> Baugröße |
| 550m <sup>2</sup> Grundstücksgröße | Near Transport | Near amenities             |
| In Town Center                     | Walk to shops  | Walk to bars               |
| Walk to restaurants                |                |                            |