

## 3 slaapkamer Gezinswoning Te koop in Rute, Córdoba

**51.000€**



LOCATED CENTRALLY THIS IS A MAGNIFICENT PROPERTY WITH A HUGE GARDEN HOWEVER IT DOES NEED TO BE FULLY REFORMED AS IT HAS BEEN LEFT EMPY FOR A NUMBER OF YEARS INCLUDING A NEED FOR A NEW ROOF. ONCE RESTORED IT WOULD BE FANTASTIC AND IN AN IDEAL LOCATION LESS THAN AN HOUR FROM MALAGA.

On entering there is a hallway with double doors leading into a large reception room and off here is a front falling good sized lounge. To the rear is a good sized family dining room leading into the kitchen which to the rear of it has a shower room with a wc, bidet, sink and walk in shower cubicle.

There is access from the kitchen in a pretty tiled courtyard which leads round to a raised rear sun terrace with views across the garden. Steps from this area lead down to the large garden area with a large outbuilding.

A staircase in the reception area leads to the first floor where there is a landing area with antique tiles. From here there is a front-facing bedroom with a Juliette balcony; the ceiling in this area is damaged from the roof then a second front facing bedroom again with a Juliette balcony. There is also a very old bathroom in this area from the landing which is in need of full reform then another good sized bedroom.

The property sits on 220mq of land and the build is 178mq. There is access from the garden into the street behind and the possibilities for this home are endless. There is room for a pool or garage and it has great views. As stated it is a full reform and in need of a new roof however once restored would be a fantastic family home or holiday home in a popular location less than an hour from Malaga.

Rute is a larger Town yet unspoiled 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 is thought to be one of the prettiest white villages in Spain with its stunning lake and beach areas. Malaga airport is less than an hour away from Rute along with Granada city.

Please ask us for more information and enjoy the video

 3 slaapkamers  
 shops

 2 badkamers  
 schools

 220m<sup>2</sup> Bouwgrootte  
 Close to shops