

## 3 slaapkamer Gezinswoning Te koop in Rute, Córdoba

162.000€

This expansive 348m<sup>2</sup> townhouse, set upon a generous 697m<sup>2</sup> corner plot, offers the perfect blend of traditional Andalusian charm and vast outdoor living space. Located on the tranquil outskirts of the vibrant town of Rute, Córdoba, this property is a rare find that truly lives up to its name.

**Outdoor Living & Leisure** The estate is fully walled for maximum privacy. Upon entering, you are greeted by a lush garden featuring mature fruit trees and a large sun-drenched patio. Elevated for privacy, the private swimming pool and terrace serve as a spectacular focal point for summer relaxation. For those with hobbies or vehicles, the property includes a large garage/workshop and secure off-road parking via grand metal gates.

**Character & Comfort** Inside, the home flows beautifully from a large, welcoming lounge into a formal dining area. The ground floor also features a convenient guest cloakroom and laundry zone. The heart of the home is the spacious farmhouse-style kitchen, complete with an open fireplace—perfect for cosy winter evenings.

**Restful Retreats** A high-quality tiled staircase leads to the first floor, housing two bright twin bedrooms and a pristine, fully-tiled family bathroom. The master suite is a highlight, offering generous proportions and a Juliet balcony that floods the room with natural light.

Sold part-furnished and ready for immediate occupation, this is more than a house; it's a complete lifestyle opportunity in the heart of Spain. CASH BUYERS ONLY.

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|---|--|---|
|  3 slaapkamers                    |  1 badkamer |  320m <sup>2</sup> Bouwgrootte |
|  697m <sup>2</sup> Perceelgrootte | <input checked="" type="checkbox"/> Zwembad  | <input checked="" type="checkbox"/> Fence   |
| <input checked="" type="checkbox"/> Terrace   | <input checked="" type="checkbox"/> Fireplace Wood   | <input checked="" type="checkbox"/> Private swimming pool   |
| <input checked="" type="checkbox"/> Garden shed   | <input checked="" type="checkbox"/> Airconditioning  | <input checked="" type="checkbox"/> Built in wardrobes  |
| <input checked="" type="checkbox"/> Equipped kitchen  | <input checked="" type="checkbox"/> Laundry room   | <input checked="" type="checkbox"/> Garden  |
| <input checked="" type="checkbox"/> Storage room  | <input checked="" type="checkbox"/> Patio  | <input checked="" type="checkbox"/> Fruit Trees   |
| <input checked="" type="checkbox"/> Pantry  |  |   |