

## 4 slaapkamer Gezinswoning Te koop in Rute, Córdoba

38.000€



CENTRAL LOCATION WITH LARGE PATIO AND RAISED GARDEN THIS END VILLAGE HOUSE IS IN NEED OF REFORM HOWEVER WHEN COMPLETED COULD BE STUNNING. LESS THAN AN HOUR FROM MALAGA AND WALKING DISTANCE TO ALL THE AMENITIES THE POPULAR TOWN OF RUTE HAS TO OFFER.

Located in a raised position with access to the side to the raised garden area which could easily be incorporated from the ground floor patio. To the front of the property there is a lovely paved area filled with orange trees which is owned and maintained by the local Town hall. On entering the houses there is a large front facing lounge with some original features including an under stair storage room. To the rear of this room a corridor takes you a large family kitchen in need of updating and modernizing with a fireplace. There is access from the corridor out to the ground floor patio this is a great size and has a quirky rock formation which when painted could be quite a feature. There is a large cave-like storage room in this area too and you can see the raised garden area which could also be easily incorporated into the patio as a raised sun terrace/garden. There is also an outside bathroom in the area again which needs updating however water and waste are there.

Back inside from the lounge there are steps leading down to a front facing bedroom with original tiles and beamed ceiling. A staircase then leads up to the first floor where to the right is a large double bedroom front facing and rear views along with a second large double bedroom which is also front facing with a room off it which has beamed ceilings which could be ideal as an en suite or another bedroom.

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.

This is a good solid house in a very popular location with great outside space, in need of reform however could be

 4 slaapkamers  
 Close to shops

 1 badkamer

Fireplace