

## 4 slaapkamer Gezinswoning Te koop in Rute, Córdoba

57.900€



### Spacious Traditional Townhouse with Character & Potential in Central Rute

Nestled in the heart of Rute (Córdoba), this 4-bedroom, 2-bathroom property offers a fantastic opportunity to create a stunning family home or a charming holiday retreat. Spanning two floors and featuring a private patio and terrace, this house is brimming with Andalusian character.

#### Property Highlights:
















**Ground Floor:** An inviting entrance hall leads to a ground-floor double bedroom and a central lounge. To the right, a second lounge/dining area features a traditional fireplace, perfect for cosy evenings. This space opens onto a private internal patio, which provides access to a utility room, a downstairs bathroom with shower, and a kitchen with a pantry. A staircase from the patio leads up to a sun-drenched terrace.

**First Floor:** The upper floor boasts three further generous double bedrooms. The master bedroom is particularly impressive, featuring double doors that open onto a large balcony overlooking the town. This level also includes a family bathroom and a convenient storage room.

**Investment Opportunity:** The property is in need of some modernising, but with a modest investment, it could be transformed into a magnificent residence. Its prime central location means you are only a short stroll away from local shops, bars, and cultural landmarks.

**The Area:** Rute sits on the slopes of the Sierra, offering breathtaking hiking trails right on your doorstep. For water sports enthusiasts, the spectacular Iznájar reservoir is just a 15-minute drive away.

This property is a must see for those looking for value and authenticity in one of Cordobas most famous white villages.

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|  Bekijk videotour              |  4 slaapkamers                   |  2 badkamers  |
|  120m <sup>2</sup> Bouwgrootte |  94m <sup>2</sup> Perceelgrootte |  Zwembad      |
|  Hot Water Gas                 |  Balcony                         |  Terrace      |
|  Fireplace Wood                |  Tiled floors                    |  Laundry room |
|  Storage room                  |  Patio                           |  Pantry       |