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**220.000€**



This spacious 239m<sup>2</sup> build, 4 bedroom 3 bathroom Townhouse is situated on the edge of the popular town of Rute in the Cordoba province of Andalucia, Spain. Located on a quiet street with on road parking right outside and with your large internal garage and storage to the right, you enter the substantial property with, on the left, a ground floor double bedroom that boasts a sitting area and a bright ensuite bathroom: With access to the garage to the right, stairs take you to the first floor landing from where, on the left you have another double bedroom, currently being used as a studio, which has an ensuite bathroom with a separate shower. To the right the landing leads into a lounge with a double high feature atrium, a Juliet balcony, air conditioning and central heating. Off the lounge is the fitted kitchen with a formal dining area and direct access out onto your large private patio space, you have a storage room and a laundry / utility room off the patio that leads to the easy maintained side garden with mature planting and wonderful terraced views of the countryside all within your generous 938m<sup>2</sup> town plot. A few steps take you to the large terraced gardens at the rear of the property that has both mature planting and open sunny spaces. Back in the first floor lounge, a staircase takes you to the second level landing off which is a further double bedroom with a modern fully tiled bathroom again with a separate shower cubicle, there is also a 4th twin bedroom off this landing. Being sold part furnished this spacious townhouse with a garage, large outside areas with views, air conditioning and central heating is ready to move into and enjoy.

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|  4 soverom                        |  3 bad             |  239m <sup>2</sup> Bygg størrelse |
|  938m <sup>2</sup> Tomtestørrelse |  Air Conditioning  |  B&B potential                    |
|  Built to High Standards          |  Central Heating   |  Charming Property                |
|  Close to Amenities               |  En Suite Bathroom |  Fitted Kitchen                   |
|  Fruit Trees                      |  Full of Character |  Garden                           |
|  Good Rental Potential            |  Guest Toilet      |  Ideal Family Home                |
|  Immaculate Condition             |  Internet          |  Investment Property              |
|  Laundry Room                     |  Lounge Diner      |  On Street Parking                |