
















## 4 bedroom Townhouse for sale in Rute, Córdoba

**59,900€**



This 4 bedroom 2 bathroom property is situated in Rute, in the province of Cordoba, Andalucia, Spain. The property consists of 2 floors, a patio and terrace. The ground floor comprises of an entrance hall leading to the left hand side to a double bedroom and on to a lounge leading to the staircase and on the right to a lounge / dining room with fireplace which leads to a patio which leads on the left to an utility room and this leads to a bathroom with shower and further on from the patio is the kitchen with a pantry, from which there is access to the back of the house and a staircase leading to the terrace. Returning to the lounge, the staircase leads to the first floor where the hallway leads on the left to 2 double bedrooms overlooking the rear of the house, to the front is a bathroom with a bath and a storage room and to the right a further double bedroom with double doors onto a large balcony overlooking the main road. This property is in need of some updating, but this could be achieved with a little investment, to create the family home it once was. The central location of the property allows the owners to be within a few minutes walk of all the town's places of interest. Rute, on the hillside of the Sierra which bears its name, offers many hiking trails and is a 15 minute drive to the Iznájar reservoir where various water sports are available. This property is well worth a visit.

- |   |   |  |
|---|---|--|
|  4 bedrooms                 |  2 bathrooms           |  120m <sup>2</sup> Build size |
|  94m <sup>2</sup> Plot size |  Close to Amenities    |  Fireplace                    |
|  Ideal Family Home          |  Investment Property   |  Just needs updating          |
|  Lounge Diner               |  Near Public Transport |  Part Furnished               |
|  Patio                      |  Private Terrace       |  Spacious Accommodation       |