
















## 3 bedroom Townhouse for sale in Rute, Córdoba

**57,000€**



This spacious 215m<sup>2</sup> build 3 bedroom, Townhouse with a ground floor Commercial unit and a large garden is situated on the edge of the popular town of Rute in the Cordoba province of Andalusia, Spain. Located on a wide level street with on road parking right outside you enter this substantial property into what was a Bar and still contains the stainless steel counter and units, there are also male and female toilets and to the rear is the old kitchen that served the Bar. From the kitchen a doorway leads out into the large level garden with plenty of room to add a swimming pool and there is also a storage room. Stairs to the right of the Bar area, as well as a separate street entrance, take you to the first floor landing from where you have a lounge / diner off which is a bedroom, there is a fitted kitchen which needs updating and new white goods and a fully tiled bathroom, then a good size double bedroom with access out onto a Juliet balcony with views over the edge of town and the countryside beyond. Also on this level is a corridor that leads to stairs taking you to the large covered roof terrace with far-reaching countryside and mountain views, there is also another room with an utility sink that could be a further bedroom. Whether you wish to keep the ground floor as a commercial unit for yourself or to rent this is a lot of property and outside space for the price.

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|  3 bedrooms                  |  1 bathroom             |  215m <sup>2</sup> Build size |
|  287m <sup>2</sup> Plot size |  Close to Amenities     |  Fitted Kitchen               |
|  Garden                      |  Internet               |  Investment Property          |
|  Part Furnished              |  Patio                  |  Private Terrace              |
|  Renovation Needed           |  Spacious Accommodation |  Spectacular views            |