

## 5 bedroom Townhouse for sale in Rute, Córdoba

**130,000€**



**NEW PRICE!!!** LOCATED IN THE POPULAR TOWN OF RUTE LESS THAN AN HOUR FROM MALAGA AND NEXT DOOR TO IZNAJAR WITH ITS STUNNING LAKE AND BEACH AREA THIS IS AN EXCEPTIONALLY WELL PRESENTED 5 BEDS 3 BATHS PROPERTY WITH FANTASTIC OUTSIDE SPACE AND IS READY TO GO




Located in a quiet area yet central to all the amenities this property has to be seen to be fully appreciated. There is a fully tiled entrance hall leading into a large reception/sitting room. To the front of the reception area is a large double front facing bedroom. Further along towards the rear is a family lounge with access to a small pretty courtyard. There is then a second lounge with an air conditioning unit which then leads into the large modern and fully fitted kitchen with a dining area. In this area there is also a shower room which has a wc and sink then a separate walk in larder. There is rear access out then to the stunning patio tiled in traditional Andalucian tiles and has a central water feature. To the rear of the large patio there is a further bathroom consisting of a shower, bidet, wc and sink and next door is a second kitchen.




The patio has two staircases one leads up to a good sized sun terrace and the second one leads up to another raised terrace with a utility area and access into the first floor of the house

Internally the first floor is reached via a marble staircase where there is landing area off it is a double fronted master bedroom with two Juliette balconies. There is also an internal double bedroom and a rear facing double bedroom with a Juliette balcony. This floor also has a large family bathroom with a shower, bath wc, bidet and sink. There is also access here to the rear of the house and directly on to the raised terrace which houses the utility area too and to the whole outside area which is sunny and private.

There is an internal staircase from the landing area which then leads up to a huge modern attic room with an Andalusian beamed ceiling and is currently being used for storage by the current owners.

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 wine along with the Chocolate factory to which people from across Spain travel every

-  5 bedrooms
-  schools
-  Close to shops

-  3 bathrooms
-  Gazebo
-  Air conditioning

-  shops
-  Electric Hot Water