

## 3 bedroom Townhouse for sale in Rute, Córdoba

**103,000€**



LOCATED IN A QUIET AREA OF THE POPULAR TOWN OF RUTE LESS THAN AN HOUR TO MALAGA THIS LOVELY PROPERTY WITH ROOF TERRACE, PATIOS AND IS READY TO GO.

The property is entered via a private side entrance which leads into an entrance vestibule and to the left is access into the family lounge which overlooks the rear patio and has a wood burning stove. There is an downstairs open area which is currently being used as an office space. There is access from here into the fully fitted kitchen which has two separate storage rooms off it.



Stairs from the lounge lead up to the first floor where there is a landing area where there is a large double bedroom with a good sized walk-in wardrobe. This bedroom has an airconditioning unit and view out to the patio and across the Town. There is a family bathroom on this floor which has a large walk in shower, vanity unit and sink and a wc. There is a second double bedroom again with an air conditioning unit and views. Then a third double was recently used for storage. From the landing there is access to the large raised sun terrace with great views and the current owner uses this area at present for his pet birds.

To the rear of the property is a lovely courtyard tiled in traditional Andaluian tiles and covered in mature grape vines. There are then steps from the courtyard lead down to an even bigger patio again traditionally tiles ( could house a pool ) with access to a very large storage room with a separate cloakroom

This is an ideal family home or a great lock up and leave holiday home in a quiet area of this popular Town and could be lived in straight away.

There is an option to buy the garage too for a total cost of 130,000 Euros - 100sqm

Rute is a larger Town yet unspoilt less than one hour from Malaga and offers a whole host of bars, restaurants and shops, famous for its Jamon and anis along with the Chocolate factory to which people from across Spain travel every year to see the famous nativity scene. Iznajar is right next to Rute and thought to be one of the prettiest white villages in Spain with its stunning lake and beach area

- |   |  |  |
|---|--|--|
|  3 bedrooms |  1 bathroom | <input checked="" type="checkbox"/> Wood Stove       |
| <input checked="" type="checkbox"/> Wood Stove  | <input checked="" type="checkbox"/> shops  | <input checked="" type="checkbox"/> schools          |
| <input checked="" type="checkbox"/> Close to shops  | <input checked="" type="checkbox"/> bbq  | <input checked="" type="checkbox"/> Air conditioning |