

## 3 bedroom Townhouse for sale in Rute, Córdoba

56,000€



This generously proportioned townhouse, boasting 180m<sup>2</sup> of built space, offers three bedrooms and two bathrooms in the sought-after town of Rute, Córdoba, Andalusia, Spain. Situated on a wide, easily accessible street with convenient on-street parking, the property welcomes you into a bright entrance hall. To the left, a spacious reception area leads to a ground-floor double bedroom. Straight ahead, a formal dining room connects to a well-equipped kitchen featuring an open fireplace. Both the kitchen and the reception area provide access to a tiled patio, which further leads to a ground-floor shower room, a summer kitchen/utility room, and steps up to a storage area. A quality staircase ascends from the reception area to the first floor. To the left, a comfortable lounge adjoins a fully tiled bathroom. To the right, a landing leads to a large, luminous double bedroom and a further bedroom. From the landing, a doorway opens to stairs leading to a substantial, unconverted attic space with access to a covered roof terrace with peaks view. This substantial family home, offered partially furnished, presents an excellent opportunity for immediate occupancy, with potential for further personalization and enjoyment.

-  3 bedrooms
-  100m<sup>2</sup> Plot size
-  Fireplace Wood
-  Laundry room

-  2 bathrooms
-  Balcony
-  Equipped kitchen
-  Storage room

-  180m<sup>2</sup> Build size
-  Terrace
-  Pantry
-  Patio