



## 4 bedroom Townhouse for sale in Rute, Córdoba

87,500€

LOCATED CENTRALLY IN THE POPULAR TOWN OF RUTE LESS THAN AN HOUR FROM MALAGA AND NEXT DOOR TO BEAUTIFUL IZNAJAR WITH ITS LAKE AND BEACH AREA THIS IS A GREAT PROPERTY WITH GREAT OUTSIDE SPACE, IN NEED OF INTERNAL TLC ONLY. 4 BED 2 BATHS

On entering there is a traditional hallway leading into a reception room, to the front is a downstairs double bedroom with air conditioning. There is then a dining room with a kitchen off it, it is compact and fitted with a walk in pantry. There is access to a rear courtyard which also houses a utility room with a wc. Steps lead up where there is a storage room then a few steps further there is a BBQ area with a sink and water then a storage room off it then a second large room with a chimney, an ideal office or hobby room. There is also a private raised sun terrace in this area. A staircase then leads up a bedroom with an ensuite with a sink, wc, bath with overhead shower. There is also a second raised terrace with a storage area off it.



In the reception room stairs lead to the first floor of the house where there is a large double bedroom with ensuite consisting of a wc, sink and bath with shower overhead. There is then a central bedroom along with a large front facing double bedroom.



Stairs then lead up to a large attic bedroom. It has a smaller room off it which would be ideal as an ensuite or walk in wardrobe, then a second smaller room off it ideal for storage - this room is tiled and has a beamed ceiling.



This is a very large house with so much potential, centrally located great outside spaces and lots of storage in need only of some painting and a tidy.

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 areas.

Please ask us for more information and enjoy the video

 4 bedrooms  
 schools

 2 bathrooms  
 fplace

 shops  
 Air conditioning

