

## 2 bedroom Townhouse for sale in Rute, Córdoba

**35,500€**



LOCATED IN THE POPULAR TOWN OF RUTE IN A RAISED POSITION AND SET BACK FROM THE ROAD THIS PROPERTY WITH NICE OUTSIDE SPACE IS IN NEED OF TLC BUT NOTHING STRUCTURAL.



There is an entrance hall leading into the house to the right of this is a sitting room or bedroom and to the rear another reception room. To the rear of the reception there is access into the kitchen. It is not huge but fully functional with a double sink and wall cupboards. There is also access from the sitting room to the rear of the property and steps lead up to a sun terrace then a few steps more to a second sun terrace, both areas are very private. On the lower sun terrace there is also a large storage room with water and waste currently used to store the washing machine. The first floor is reached by a marble staircase from the sitting room. There is a front facing double bedroom with a lovely Juliette balcony. On this floor there is also a family bathroom with a bath with an overhead shower, sink wc and vanity unit. From the landing area there is then a second stair case leading to the second floor where there is an attic bedroom



This is a great house currently a 2 bed however could 3 in a central location in a popular town in need of very little work. It would be ideal for a holiday home at a great price.

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 is thought to be one of the prettiest white villages in Spain with its stunning lake and beach areas.

This is a great buy and would be ideal for a holiday home or full time living in a central location in need of some tlc only

Please ask us for more information and enjoy the video

 2 bedrooms  
 shops

 1 bathroom  
 Close to shops

 Gas Hot Water