

## 2 bedroom Townhouse for sale in Benameji, Córdoba

100,000€



This charming property is nestled in the heart of Benamejí, a vibrant town steeped in history in the province of Córdoba. Rich in character and local heritage, the house has long been a part of the town's fabric. The current owner has already undertaken significant structural renovations, including the replacement of several floors, a thorough inspection of the roof, and important updates to the plumbing and water systems—laying a strong foundation for future restoration. What truly sets this property apart is its original features. The intention throughout the reform has been to retain and celebrate its historic character, including the elegant internal front door, intricate archways, and beautiful wooden frames that reflect the traditional Andalusian style. On the ground floor, the layout offers flexibility—with space for two sitting rooms or the option to create a ground-floor bedroom. A generously sized dining room flows naturally toward the future kitchen and bathroom, while a utility area opens onto a private rear courtyard, blending functionality with the charm of outdoor living. Upstairs, the original stairwell leads to a spacious landing with high, beamed ceilings that evoke the home's rustic past. Two rooms at the rear offer an ideal setup for a bedroom and adjoining dressing room or en-suite. At the front of the house, the large master bedroom is filled with natural light from the front-facing windows and features exposed beams that add warmth and character. The rear courtyard, partly covered, provides a quiet retreat and includes a staircase that leads to a rooftop terrace—perfect for enjoying the views and atmosphere of this historic town. This is a unique opportunity to own a piece of Benamejí's heritage. With so much potential and charm, the property must be seen in person to truly appreciate its timeless appeal.

 2 bedrooms  
 145m<sup>2</sup> Plot size  
 Patio

 1 bathroom  
 Close to Amenities  
 Private Terrace

 200m<sup>2</sup> Build size  
 On Street Parking  
 Renovation Needed