

## 4 bedroom Townhouse for sale in Luque, Córdoba

47,000€



Discover an exceptional opportunity in Luque, Córdoba. This 4-bedroom village house, just 5 minutes from the heart of the village, offers 196m<sup>2</sup> of intelligently distributed living space across two floors and a basement, with the added bonus of a private patio.

Upon crossing the threshold, a welcoming hall greets you. To the right, a bright double bedroom overlooks the street. To the left, the attractive granite staircase invites you to explore. The dining room, located further ahead on the right, flows into a meticulously maintained kitchen, equipped with ample storage and an elegant granite countertop, from which a spacious pantry and a practical laundry room are accessed.

The main hallway opens onto a covered terrace at the rear, a true viewpoint offering splendid panoramic views of the village and the expansive countryside, perfect for enjoying Andalusian tranquility. From here, there's also direct access to the laundry room, pantry, and a staircase leading to a generous 62m<sup>2</sup> basement. This versatile space not only provides abundant storage but is also ideal for a workshop, a wine cellar, and even, like the current owner, for continuing the tradition of curing hams. A door in the basement provides access to a patio with a small vegetable garden and a chicken coop, adding a rustic and functional touch.

The granite staircase leads to the first floor, where a hallway connects to a double bedroom with street views, which communicates with another double bedroom. To the left, the third double bedroom, with air conditioning, boasts stunning views that embrace the horizon.

This property represents a perfect fusion of local tradition and modern comfort, offering a relaxed lifestyle with undeniable value. It is a must see to appreciate its true potential. The price is negotiable because some of the furniture has been removed. However, this property is move-in ready and awaiting a good offer.

If you want to watch a personal tic-toc video, copy and paste the link below to your browser

<https://vm.tiktok.com/ZNRQWja75/>

- |   |   |   |
|---|---|---|
|  View Video Tour              |  4 bedrooms                  |  1 bathroom                        |
|  196m <sup>2</sup> Build size |  152m <sup>2</sup> Plot size |  Gas Cooker                        |
|  Terrace                      |  Airconditioning             |  Air conditioning pre-installation |
|  Equipped kitchen             |  Laundry room                |  Garden                            |
|  Storage room                 |  Patio                       |  Orchard                           |
|  Fruit Trees                  |  Pantry                      |   |