

## 4 bedroom Townhouse for sale in Luque, Córdoba

84,900€



Traditional Andalusian Character in Luque: A Substantial Village Home with Creative Potential

This imposing 199 m<sup>2</sup> townhouse, located in the picturesque white village of Luque (Córdoba), presents a perfect blend of traditional Spanish architecture and substantial living space ready for creative refurbishment. Situated on a wide, accessible street, this solid property offers spaciousness and versatile layout.

**Layout and Distinctive Features:** Set over three floors, the property is characterized by its light-filled rooms and classic, well-maintained features, including pristine traditional terrazzo tiled floors.

**Ground Floor (Private Garage Potential):** Beyond the traditional entrance hall lies a large versatile lounge which, thanks to the wide street, offers the potential to be converted into a private garage. The ground floor also features a separate dining area and a newly fully tiled kitchen—pre-fitted with modern plumbing and electrics, awaiting your choice of cabinetry. A covered internal courtyard leads to a second large farmhouse-style kitchen with a fireplace and pantry, as well as a family bathroom and utility area.

**First Floor (Bright Rooms & Authentic Details):** A staircase with bespoke wrought-iron railings and a polished wood handrail leads to the first floor. This level comprises a spacious master bedroom with a classic wrought-iron Juliet balcony overlooking the town, a second double bedroom with courtyard views, and a fully tiled family bathroom. The hallway features a stunning handcrafted wooden fitted wardrobe.

**Top Floor (Private Terrace):** The upper level features a further large bedroom and a 16 m<sup>2</sup> private terrace, offering a peaceful spot to enjoy the Andalusian sun and view over the surrounding rooftops.

**A Creative Canvas for Investors or Home-Owners:** While structurally sound and ready for occupation, the property features a traditional decor and furniture style, making it the perfect canvas for a cosmetic renovation to restore it to its full splendour. With its multiple kitchens, outdoor spaces, and authentic character, it represents exceptional value for money in the heart of Andalusia.

"A viewing is highly recommended to fully appreciate the space, solidity, and outstanding potential of this beautiful

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|---|---|---|
|  View Video Tour              |  4 bedrooms                  |  2 bathrooms |
|  199m <sup>2</sup> Build size |  108m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   |
| <input checked="" type="checkbox"/> Hot Water Gas   | <input checked="" type="checkbox"/> Gas Cooker  | <input checked="" type="checkbox"/> Balcony   |
| <input checked="" type="checkbox"/> Terrace   | <input checked="" type="checkbox"/> Fireplace Wood  | <input checked="" type="checkbox"/> Built in wardrobes  |
| <input checked="" type="checkbox"/> Equipped kitchen  | <input checked="" type="checkbox"/> Tiled floors  | <input checked="" type="checkbox"/> Laundry room  |
| <input checked="" type="checkbox"/> Storage room  | <input checked="" type="checkbox"/> Attic   | <input checked="" type="checkbox"/> Patio   |
| <input checked="" type="checkbox"/> Pantry  |   |   |