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380.000€



Located on a quiet street on the edge of the popular town of Rute in the Cordoba province of Andalucia, Spain. Is this quality, spacious, detached 451m<sup>2</sup> build 4 bedroom, 4 bathroom Villa with a big garage and wonderful mature gardens within a generous 1,135m<sup>2</sup> plot. You enter the property from gated entrances either leading to the garage or into part of your mature garden area with shallow steps leading up to a terrace and into a large and bright reception area from where a hallway leads to a formal dining space with a spacious fitted kitchen on the right, off the dining area is access out onto a large covered private terrace. The hallway continues to a ground floor bedroom, currently used as an office, a bright fully tiled shower room, a twin bedroom and a good size storage room, also on the ground floor is a large lounge with air conditioning and direct access out onto the large side terrace that also leads to the summer kitchen, barbecue and outside entertainment area. A quality staircase takes you to the first floor landing from where you have a fully tiled corner bathroom, a corridor with lots of storage, a shower room then the master bedroom with access out onto a private sun terrace with views over the town and to the mountains beyond. Also on this level is a double bedroom with an office / study space, another double bedroom with air conditioning and a 4th or 5th bedroom currently used as a dressing room and laundry space with access out onto a covered terrace with an utility area. Back in the ground floor reception area, steps take you down to the lower ground level where you have a shower room, a waiting / sitting area and what is currently a treatment room, there are a number of storage rooms and access into your big garage space and vehicle parking on the right of the property. The Villa has access to well water to help maintain those wonderful mature planting and water feature within your extensive grounds.

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|  4 soveværelser                     |  4 badeværelser        |  451m <sup>2</sup> Byg størrelse |
|  1.135m <sup>2</sup> Grundstørrelse |  Air Conditioning      |  B&B potential                   |
|  Barbecue House                     |  BBQ                   |  Central Heating                 |
|  Charming Property                  |  Close to Amenities    |  En Suite Bathroom               |
|  Fireplace                          |  Fitted Kitchen        |  Full of Character               |
|  Garden                             |  Good Rental Potential |  Guest Toilet                    |
|  Ideal Family Home                  |  Immaculate Condition  |  Internet                        |
|  Laundry Room                       |  Lounge Diner          |  Near Public Transport           |