

















## 3 bedroom Townhouse for sale in Rute, Córdoba

44,900€

3 Bedroom Townhouse . This well maintained property of 116m2 is located in Rute, province of Cordoba, Spain. The house is distributed over 3 levels. The door gives access to the ground floor where the entrance hall leads to the left side to a small living room, which could be used as a bedroom and to the front leads to the living room which distributes to the left to the staircase and to the front leads to a well equipped kitchen which opens to the patio where there is a laundry room, the bathroom and to the left side a staircase leading to a basement used as a storage room, Returning to the interior of the house the granite staircase leads to the first floor, which distributes on the right side to a double bedroom with closet and views to the main road, on the left side the staircase leads to a hallway leading to a double bedroom and at the back to the master bedroom with closet and views to the back of the house. The staircase leads to the second floor, which leads from the right side to a storage room and from the left side leads to a living room, which opens onto a 16m2 terrace offering views of the back of the house and the villa. This property is close to stores, bars and restaurants and only 14km from the A-45 freeway which takes less than 1 hour to the cities of Cordoba and Malaga. Well worth a visit.

-  3 bedrooms
-  54m<sup>2</sup> Plot size
-  Fitted Kitchen
-  Private Terrace
-  Near amenities
-  In Town Center
-  Water
-  Walk to restaurants

-  1 bathroom
-  Fully Equipped Kitchen
-  Lounge / Dining area
-  Storage
-  Very Good Access
-  Tiled Bathroom
-  Walk to shops
-  Hospital 20 Km

-  116m<sup>2</sup> Build size
-  Fully Furnished
-  Near Transport
-  Washing Machine
-  Low maintenance
-  Airport 60 mins
-  Walk to bars

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