













## 3 slaapkamer Gezinswoning Te koop in Rute, Córdoba

56.000€



This generously proportioned townhouse, boasting 180m<sup>2</sup> of built space, offers three bedrooms and two bathrooms in the sought-after town of Rute, Córdoba, Andalusia, Spain. Situated on a wide, easily accessible street with convenient on-street parking, the property welcomes you into a bright entrance hall. To the left, a spacious reception area leads to a ground-floor double bedroom. Straight ahead, a formal dining room connects to a well-equipped kitchen featuring an open fireplace. Both the kitchen and the reception area provide access to a tiled patio, which further leads to a ground-floor shower room, a summer kitchen/utility room, and steps up to a storage area. A quality staircase ascends from the reception area to the first floor. To the left, a comfortable lounge adjoins a fully tiled bathroom. To the right, a landing leads to a large, luminous double bedroom and a further bedroom. From the landing, a doorway opens to stairs leading to a substantial, unconverted attic space with access to a covered roof terrace with peaks view. This substantial family home, offered partially furnished, presents an excellent opportunity for immediate occupancy, with potential for further personalization and enjoyment.

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|---|--|---|
|  3 slaapkamers                    |  2 badkamers      |  180m <sup>2</sup> Bouwgrootte |
|  100m <sup>2</sup> Perceelgrootte |  Balcony          |  Terrace                       |
|  Fireplace Wood                   |  Equipped kitchen |  Pantry                        |
|  Laundry room                     |  Storage room     |  Patio                         |