

## 4 slaapkamer Gezinswoning Te koop in Rute, Córdoba

69.000€















This charming, traditionally styled townhouse offers a comfortable and move-in-ready living experience in the vibrant heart of Rute, Córdoba, Andalusia. Situated within easy walking distance of all local amenities, this property presents an ideal blend of convenience and authentic Spanish charm.

The residence features a classic tiled entrance hall, leading to a central living room with a staircase. This space seamlessly flows into a smaller front sitting room, adaptable as a fourth ground-floor bedroom if desired. The layout continues to a distinct dining room and a well-equipped kitchen with ample storage. The dining room opens onto a delightful tiled courtyard, complete with a ground-floor bathroom.

Ascending to the first floor, a central hallway provides access to two front-facing bedrooms, each boasting private balconies, along with a third bedroom and a full family bathroom. The hallway culminates in a spacious, L-shaped roof terrace, perfect for outdoor relaxation and entertaining.

This well-maintained townhouse, priced competitively, is an excellent opportunity for those seeking a ready-to-occupy home in a sought-after Andalusian location.

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|  4 slaapkamers                   |  2 badkamers      |  116m <sup>2</sup> Bouwgrootte |
|  95m <sup>2</sup> Perceelgrootte |  Balcony          |  Terrace                       |
|  Built in wardrobes              |  Equipped kitchen |  Tiled floors                  |
|  Pantry                          |  Storage room     |  Patio                         |