

## 3 bedroom Townhouse for sale in Rute, Córdoba

103,000€



LOCATED BY THE MAIN SQUARE IN THE POPULAR TOWN OF RUTE THIS PROPERTY IS A MUST SEE IT HAS BEEN REFORMED TO AN EXCEPTIONAL STANDARD AND IS BEING SOLD FULLY FURNISHED.

The property has parking right outside on entering there is a vestibule then it leads into a spacious open plan lounge diner. This room is a great size with lots of light with an air conditioning unit and a fireplace. The ceiling has modern spot lights too. To the rear of this room there is access to the kitchen which has an open hatch area and is fully fitted with all modern appliances. Across from here is a newly fitted modern shower room with a wc, sink and a large walk in shower with a rainforest shower head. There is also a separate utility room which houses the gas boiler and the water purification system.

Marble stairs in the lounge lead up to the first floor where there is a landing area and off it there is a large front facing bedroom with deep fitted wardrobes and French doors leading out to a Juliette balcony. There is a second guest bedroom again a good size with an air conditioning unit. There is also a third bedroom again front facing with French doors leading out to a Juliette balcony. This floor also houses the very large family bathroom which has a vanity unit with a double sink, bidet, wc and a corner bath with an overhead shower.

Stairs then lead up to the second floor where there is a fabulous bar and lounge area. This is a great area for entertaining. It has a fully built in bar and a good seating area along with skylights and windows along with a large fridge and air conditioning. This has access out then to the private and good sized roof terrace which is a large L shape with a nice area for alfresco dining with overhead awnings to offer shade in the heat of the day. There is also an area for enjoying the sun and comfortably space for two sun recliners. This area also has a store room which has the washing machine, a second fridge and ideal for storage.

Rute is a larger Town yet unspoilt less than one hour from Malaga and offers a whole host of bars, restaurants and shops, famous for its Jamon and anis along with the Chocolate factory to which people from across Spain travel every year to see the famous nativity scene. Iznajar is right next to Rute and thought to be one of the prettiest white villages

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> 3 bedrooms                  | <input type="checkbox"/> 2 bathrooms               | <input checked="" type="checkbox"/> Burglar Alarm |
| <input checked="" type="checkbox"/> Gas Hot Water    | <input checked="" type="checkbox"/> Fireplace      | <input checked="" type="checkbox"/> Washer/Dryer  |
| <input checked="" type="checkbox"/> Refrigerator     | <input checked="" type="checkbox"/> Microwave      | <input checked="" type="checkbox"/> Freezer       |
| <input checked="" type="checkbox"/> Dishwasher       | <input checked="" type="checkbox"/> Water Softener | <input checked="" type="checkbox"/> Skylights     |
| <input checked="" type="checkbox"/> shops            | <input checked="" type="checkbox"/> schools        | <input checked="" type="checkbox"/> Gazebo        |
| <input checked="" type="checkbox"/> fireplace        | <input checked="" type="checkbox"/> Close to shops | <input checked="" type="checkbox"/> bbq           |
| <input checked="" type="checkbox"/> Air conditioning |  |   |