















## 3 bedroom Townhouse for sale in Rute, Córdoba

60,000€

This spacious 180m<sup>2</sup> build 3 bedroom, 2 bathroom property is situated in popular town of Rute in the Cordoba province of Andalucia, Spain. Located on a wide street with on road parking right outside, you enter the townhouse into a bright hallway that leads to a spacious reception area with a ground floor double bedroom on the left. Ahead takes you into a formal dining room with additional seating off which is the fitted kitchen with an open fireplace. From the kitchen and the lounge you have access out into a tiled patio space from where you have a ground floor fully tiled shower room, a summer kitchen / utility room and steps up to a storage room. Back in the reception area, a quality staircase takes you to the first floor where you have, on the left, a good size lounge off which is a fully tiled bathroom, to the right a landing leads to a large, bright double bedroom and a middle bedroom. Also from the landing a doorway leads to steps to the large, unconverted attic space with access out onto a covered roof terrace. Being sold part furnished this good size family home is ready to move into, update and enjoy.

-  3 bedrooms
-  100m<sup>2</sup> Plot size
-  Fitted Kitchen
-  Internet
-  Laundry Room
-  On Street Parking
-  Private Terrace

-  2 bathrooms
-  Close to Amenities
-  Good Rental Potential
-  Investment Property
-  Lounge Diner
-  Part Furnished
-  Separate Diner

-  180m<sup>2</sup> Build size
-  Fireplace
-  Guest Toilet
-  Just needs updating
-  Near Public Transport
-  Patio
-  Storage Room