

## 3 bedroom Townhouse for sale in Rute, Córdoba

55,900€










Discover this charming, move-in-ready townhouse nestled in the heart of Rute, Córdoba, Andalusia. This character-filled property boasts 3 bedrooms and 2 bathrooms, offering comfortable living across two floors and a delightful courtyard. Rute, renowned for its artisanal Anis, chocolates, mantecados, and pastries, also provides exceptional hiking opportunities amidst its picturesque mountain range.




Step inside from the main street into a traditional Andalusian tiled entrance hall. To the left, a welcoming living/dining room features a cozy fireplace, air conditioning, and a built-in bar, perfect for entertaining. To the right, find a well-equipped, open-plan kitchen with elegant solid wood finishes. Adjacent, a covered terrace leads to a convenient ground-floor bathroom with a shower, and beyond, a serene patio and storage room.

Ascend the staircase from the living room to the first floor. A hallway grants access to the master bedroom, complete with an ensuite bathroom and fitted wardrobe, which seamlessly connects to a second bedroom. The third bedroom, along with the second, offers lovely street and town views.

This property is perfectly suited for families or couples seeking a tranquil Andalusian lifestyle. Furniture is negotiable, offering a flexible move. Enjoy the convenience of being within walking distance of Rute's attractions, a short drive to the stunning Lake Iznájar, and just 15 minutes from the A-45 motorway, providing easy access to Córdoba and Málaga. This townhouse is a must-see, combining traditional charm with modern comforts.

-  3 bedrooms
-  80m<sup>2</sup> Plot size
-  Airconditioning
-  Patio

-  2 bathrooms
-  Balcony
-  Equipped kitchen

-  89m<sup>2</sup> Build size
-  Fireplace Wood
-  Storage room