

## 4 bedroom Townhouse for sale in Rute, Córdoba




33,000€





Unique opportunity! Spacious 4-bedroom Townhouse with huge garden and pool space in Rute, Andalusia. This spacious property, located in a quiet yet central area of Rute, offers a blank canvas to create your dream home. Upon entering, you are greeted by a bright living room that leads to a generously sized double bedroom. A hallway takes you to a good-sized kitchen, ready to be modernized, and a laundry room with a toilet (with potential to become a full bathroom). From here, you can access an extensive backyard/patio, ideal for building a pool and enjoying a covered terrace.





The ground floor also houses a second bedroom. Going up the stairs, you will find two spacious rooms on the first floor, currently open-plan and with tiled floors, which can be easily transformed into two additional bedrooms with a small investment.

This property represents an excellent investment opportunity. With a renovation, you can turn it into a spectacular home with a huge garden in a peaceful area of Rute.

Rute, a charming hillside town, is located less than an hour from Malaga and offers a wide variety of bars, restaurants, and shops. It is famous for its ham, anise, and its chocolate factory, which attracts visitors from all over Spain every year with its famous nativity scene. Additionally, just 11 km away is Iznájar, considered one of the most beautiful white villages in Spain, with its impressive lake and beach area.

-  View Video Tour
-  119m<sup>2</sup> Build size
-  Terrace
-  Pantry
-  Patio

-  4 bedrooms
-  198m<sup>2</sup> Plot size
-  Equipped kitchen
-  Laundry room

-  1 bathroom
-  Balcony
-  Tiled floors
-  Storage room