

## 3 bedroom Townhouse for sale in Rute, Córdoba

55,000€







LOCATED CENTRALLY IN THE POPULAR TOWN OF RUTE LESS THAN AN HOUR FROM MALAGA AND NEXT DOOR TO IZNAJAR WITH ITS BEAUTIFUL LAKE AND BEACH AREA THIS PROPERTY HAS A MAGNIFICENT ROOFTOP TERRACE! Located within walking distance to all this lovely Town has to offer, this property is ready and waiting for its new owners to put their own mark on it and is ideal for full time living or as a holiday home. There is a traditional tiled entrance hallway leading into a good sized reception room. There is then a front facing lounge or bedroom. To the rear there is a dining area with a door leading into the kitchen. There is currently no furniture in the kitchen however this offers the new owners an opportunity to put in their own. All plumbing, waste and electricity are there already. There is also access in this area to a tiled patio area which has great views across Rute and has an older style cloak room and access down to a storage basement which has water and waste and houses the washing machine. The first floor has a very large front facing master bedroom with twin windows and part Juliette balconies. There is also a rear facing bedroom again a decent size and a family bathroom with a full size bath, wc and sink. Stairs from the landing area then lead up to a fantastic rooftop terrace with both front and rear views. This is a huge space and has both water and electricity along with fantastic views!

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 in Spain with its stunning lake and beach areas.

This is a great property at a fantastic price and needs some tlc and a new kitchen and it is ready to go. The current owner was planning to do the work however due to illness wishes to sell

Please ask is anything further and enjoy the video

 3 bedrooms  
 shops

 1 bathroom  
 schools

 Washer/Dryer