

## 3 bedroom Townhouse for sale in Rute, Córdoba

51,000€



Discover this spacious 182m<sup>2</sup> built townhouse, located on a wide, level street with easy parking right outside the door, on the outskirts of the popular town of Rute, in the province of Córdoba. This property offers enormous potential for both residential and commercial use, or even both!





The ground floor houses a commercial unit that previously operated as a bar, retaining the stainless steel counter and units, as well as toilets for men and women. The old bar kitchen, with direct access to the large, flat garden, offers the possibility of creating a modern gastronomic space or any other type of business you desire. Imagine the possibilities! In addition, the garden is large enough to build a swimming pool and has a storage room for added convenience.





A staircase (and also a separate entrance from the street) leads you to the first floor. Here you will find a bright living-dining room, ideal for family gatherings and relaxing moments. An additional bedroom is located on this floor, along with a kitchen that, although in need of updating, offers a solid base to create a culinary space to your liking. A full bathroom and a good-sized double bedroom complete this floor. The latter has a Juliet balcony with panoramic views of the outskirts of the town and the countryside, a perfect place to enjoy the fresh air and the views!




A corridor on this floor leads to a staircase that goes up to the large covered roof terrace. Here, the panoramic views of the countryside and the mountains will take your breath away. Imagine enjoying al fresco dinners or simply relaxing under the Andalusian sun! In addition, another room with a sink could easily be converted into an additional bedroom, further expanding the living space.

This property has it all! Whether you wish to keep the ground floor as a commercial premises for your own business or rent it out for additional income, or if you are looking for a spacious home with a large garden and multiple possibilities, this townhouse represents an exceptional investment for its price. Don't miss this unique opportunity in Rute!

Call today to arrange a viewing and discover the potential of this property.

-  View Video Tour
-  182m<sup>2</sup> Build size
-  Balcony
-  Storage room

-  3 bedrooms
-  290m<sup>2</sup> Plot size
-  Terrace
-  Patio

-  1 bathroom
-  Fence
-  Equipped kitchen