





## 5 bedroom Villa for sale in Rute, Córdoba

325,000€



This property of 259m<sup>2</sup> built is on a generous plot of 1716m<sup>2</sup> with a beautiful garden and fruit trees on the outskirts of Rute, Cordoba province, Spain. The privileged location of this villa allows the owners to live in a very peaceful location enjoying beautiful views of the village and the mountains without being so far from the centre of the village and with direct access to the road leading to the A-45 motorway linking the cities of Cordoba and Malaga. The entrance to the property leads to a beautiful garden with many rose bushes and some fruit trees, on the right side of the garden is the well and on the left side a fountain and to the front stairs lead up to a large porch which gives access to the interior of the property where the entrance hall leads on the left side to the lounge diner with fireplace and to the right to a hallway which leads to 2 double bedrooms with built in wardrobe and bathroom and on the left side to a double bedroom with en suite bathroom and to the front to a fitted kitchen with pantry and which gives access to a large lounge and dining room with fireplace and to the right to a hallway which leads to 2 double bedrooms with built in wardrobe and bathroom and to the left side to a double bedroom with en suite bathroom and to the front to a fitted kitchen.

On the left side of the house is the Bodeguilla where 2 bedrooms can be found, 1 of them quite large, which leads to a bathroom with Jacuzzi. The other part of the Bodeguilla comprises the entertainment area with a bar and a fireplace. This property is well worth a visit.

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|  5 bedrooms                    |  3 bathrooms |  259m <sup>2</sup> Build size |
|  1,716m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> Fully Equipped Kitchen   |
| <input checked="" type="checkbox"/> Courtyard  | <input checked="" type="checkbox"/> Fitted Kitchen  | <input checked="" type="checkbox"/> Jacuzzi  |
| <input checked="" type="checkbox"/> Lounge / Dining area   | <input checked="" type="checkbox"/> Lounge with fireplace                                       | <input checked="" type="checkbox"/> Near Transport   |
| <input checked="" type="checkbox"/> One Level  | <input checked="" type="checkbox"/> Porch   | <input checked="" type="checkbox"/> Private Terrace  |
| <input checked="" type="checkbox"/> Private pool   | <input checked="" type="checkbox"/> Green Zones   | <input checked="" type="checkbox"/> Easy Renting   |
| <input checked="" type="checkbox"/> Large Storeroom  | <input checked="" type="checkbox"/> Very Good Access  | <input checked="" type="checkbox"/> Tiled Bathroom   |
| <input checked="" type="checkbox"/> Airport 60 mins  | <input checked="" type="checkbox"/> Walk to shops   | <input checked="" type="checkbox"/> Walk to bars   |