

**Ref: Casa Balconies**

**Price: 40,500€**



 **Townhouse**

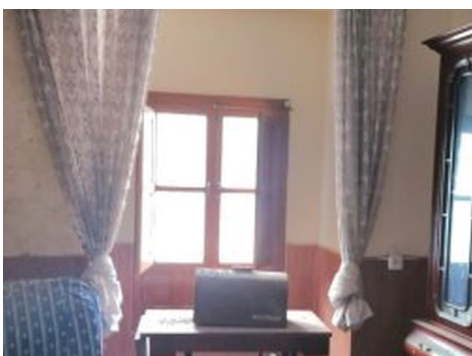
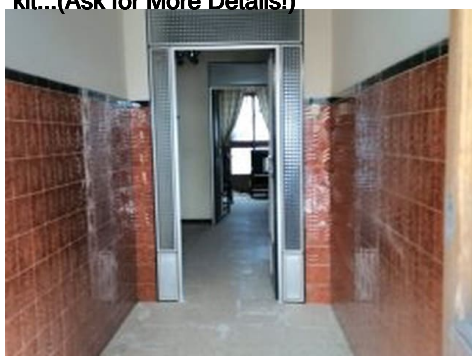
 **Rute**

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LOCATED IN THE POPULAR TOWN OF RUTE IN THE CORDOBA PROVINCE AND LESS THAN AN HOUR FROM MALAGA AND NEXT DOOR TO BEAUTIFUL IZNAJAR WITH ITS LAKE, THIS PROPERTY HAS BEEN EMPTY FOR A NUMBER OF YEARS AND IS IN NEED OF SOME UPDATING AND A GOOD CLEAN

The property is located in a central yet quiet area of the lovely town and has a great private roof terrace with pretty views. On entering you come into a traditional tiled entrance hall with a room off to the right currently used as a sitting room however could easily be a downstairs bedroom. There is then a larger family lounge and to the rear a kit... (Ask for More Details!)





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The property is located in a central yet quiet area of the lovely town and has a great private roof terrace with pretty views. On entering you come into a traditional tiled entrance hall with a room off to the right currently used as a sitting room however could easily be a downstairs bedroom. There is then a larger family lounge and to the rear a kitchen in need of some updating. To the rear is access to a small patio with stairs leading down to a courtyard and a basement storage area.

The first floor has three double bedrooms with the master bedroom being front facing and with a Juliette balcony. There is also a good sized family bathroom on this floor however it would benefit from an update. Stairs then lead to the second floor where there is another room used as a bedroom with access to the good sized private terrace.

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 solid house for the money and although it has been closed up for a few years it is in good condition there is no structural work to do just cleaning and cosmetic.

Please ask us for more information and enjoy the video.

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