#### IMLIX Mercado Inmobiliario



https://www.imlix.com/es/

# La Casa delle Librerie



## Info Agente

Nombre: ArKadia

Nombre empresa:

País: Reino Unido

Teléfono:

Languages: Dutch, English, French,

German, Italian, Polish, Portuguese, Romanian,

Russian, Spanish,

Swedish

## Detalles del anuncio

Propiedad para: Venta

Precio: USD 184,322.13

### Ubicación

País: Italia Estado/Región/Provincia: Umbría

Ciudad: Fratta Todina

Código postal: 06054 Publicado: 20/08/2025

Descripción:

Nestled within the ancient fortified walls of Fratta Todina (215 meters above sea level), a beautifully preserved medieval village overlooking the stunning Media Valle del Tevere, this finely restored townhouse (three levels) with independent entrance offers a unique blend of history, character, and modern comfort with spacious and luminous interiors.

#### Property Features:

Ground floor: Two rooms with original exposed wooden beams, one room with direct outdoor access, currently used as a bedroom, slit-style windows preserved from the original fortifications, internal designer staircase to the first floor;

First Floor: Main entrance, two rooms with beamed ceilings, one featuring a majolica terracotta fireplace, stone-covered staircase to second floor, small guest bathroom between first and second levels;

Second Floor: Spacious living room with panoramic valley views, separate kitchen, bedroom, main bathroom with Jacuzzi tub;

#### Renovation & Finishes:

Handmade terracotta floors, original wooden beams and terracotta tiles, solid ash wood window frames

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with double thermal grazing, energy-efficient condensing boiler (heating system divided into 3 zones)

#### Additional Highlights:

Potential to be divided into two independent units, ideal as a primary residence, vacation home, or B&B rental, located within walking distance of essential services: grocery store, bars, pharmacy, post office, swimming pool, and gas stations.

#### **Nearby Destinations:**

Todi, Deruta, Assisi, Spoleto, Foligno, Orvieto, Spello, Amelia, Perugia, Terni – all within 1 hour, Perugia Airport – 40 min, Rome – 1.5 hours, Shopping centers and large supermarkets – 6 km Condición:

### Común

Pies cuadrados terminados: 190 m2

## **Utility details**

Heating Fuel: Gas

## **Building details**

Número de plantas: 3

#### Lease terms

Date Available:

### Información adicional

URL sitio web: http://www.arkadia.com/MSMH-T63/?utm\_campai

gn=multicast&utm\_medium=web&utm\_source=IM

LIX.COM

### **Contact information**

IMLIX ID: IX7.452.455

