



## 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 188,638.99

### 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: Good

## 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\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MSMH-T63/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: IX7.452.455

