



## La Casa delle Librerie



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 188,638.99

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Umbria
Plaats:	Fratta Todina
Postcode:	06054
Geplaatst:	20-08-2025

### Omschrijving:

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 with double thermal glazing, 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

Conditie: Good

## Algemeen

Afgewerkte vierkante meter: 190 m<sup>2</sup>

## Utility details

Heating Fuel: Gas

## Building details

Aantal verdiepingen: 3

## Lease terms

Date Available:

## Additionele informatie

Website URL: [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

