



La Casa delle Librerie



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 185,955.11

Location

Country: Italy
State/Region/Province: Umbria
City: Fratta Todina
ZIP code: 06054
Posted: Aug 20, 2025

Description:

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 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

Condition: Good

Common

Finished sq. ft.: 190 sq m

Utility details

Heating Fuel: Gas

Building details

Number of Floors: 3

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MSMH-T63/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: IX7.452.455

