



## La Chiostrina di Parrano



### 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 210,054.37

### Location

Country: Italy  
State/Region/Province: Umbria  
Posted: Jan 24, 2026

### Description:

Charming and authentic property located in the Historic Center of Parrano, in Umbria, on the border with Tuscany. This distinctive townhouse features an independent entrance and a charming \*chiostrina\* with an evocative internal courtyard. The property is arranged over 3 levels and comprises: Ground floor entrance with a terraced outdoor area, a rare feature in a historic center, ideal for creating a small green space and useful for bicycles and/or scooters; thanks to a small gate, it also offers a secure area suitable for small pets. On the ground floor there is a large living room with fireplace and exposed masonry kitchen; going up two steps, there is a cozy sitting room/study with two beautiful, bright windows overlooking the valley. A staircase leads to the first floor, where there are 2 double bedrooms, a windowed bathroom, and an attic storage room. There is also access to the upper part of the internal \*chiostrina\*, featuring a unique space overlooking the characteristic light well, ideal as a study or laundry room, where it would be possible to create an exclusive bathroom for the adjacent bedroom. Returning to the ground floor, next to the living room, there is a hallway providing access to a windowed bathroom on this level and to a staircase leading to the basement floor. Here one reaches the evocative light well space with a mezzanine that creates a charming reading balcony; in the area below there is a woodshed and beneath it a water reserve with water softener. (It should be noted that within this exclusive-use space, which also has a separate entrance, there is a window providing light to the neighboring cellar). Also on the basement level there is a large tavern with fireplace and a masonry kitchenette. The mentioned light well is equipped with a window and skylight to ensure air circulation and natural light. The entire property is habitable and well renovated with typical, high-quality elements, resulting in a residence that is practical, functional, and at the same time full of character and atmosphere. Beautiful views over the houses of the historic village and across the valley facing the sunrise complete this appealing property.



The small palazzo with double independent access (there are two entrance doors) is immediately habitable and well restored, featuring high-quality and traditional elements such as: stone walls, terracotta flooring on the semi-basement level, staircases and first floor in Aframosia parquet. Wooden windows, metal shutters on the façade, and exposed beams and terracotta complete the property.

Mains water supply, natural gas with boilers and radiators in all rooms; the bedrooms are equipped with hot/cold inverter air conditioning. Internet network. Potential for solar panels.

Currently a private residence, but partially or entirely it could also be used as a B&B. Thanks to the double entrance, two separate units can be created. A potential investment with a typical and historic charm. The property is located in a prestigious historic center and can be used either as a main residence or as a second home for weekends. Given its strategic and well-served location, it also represents a convenient base for reaching and visiting the major cities of Umbria and Tuscany.

In Umbria, in the historic center of Parrano, just 15 minutes from the Fabro railway station and the A1 motorway, providing excellent connections throughout central Italy and easy access to any airport and destination.

Sale by private individual.

Condition: Reformed  
Built: 1800

### Common

Lot Size: 12 sq m

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/KPMQ-T2435/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/KPMQ-T2435/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 10191

