



UMBRIA REAL ESTATE
S I N C E 2 0 0 2

CIELO-TERRA IL VICOLO



Ref: AP23

Umbria - Perugia - Todi

PRICE: 160.000,00

GENERAL INFORMATION

Surface: 180.00 Mq
Bedrooms: 1
Bathrooms: 2
Swimming pool: No
Terrain: 0 ha

Just a few kilometers from Todi, in a typical Umbrian medieval town fortified in the early fifteenth century, is nestled in the ancient walls a semi-detached building with separate entrance, 180 square meters, on three levels. The property is tastefully renovated with quality materials, terracotta floors, hand-made terracotta tiled fireplace, window frames in solid ash with original openings and thermal double glazing, ceilings with original wooden beams and terracotta tiles.

On the ground floor there are two rooms with exposed beams, one of which is directly connected to the outside, the peculiar windows of the rooms retain the shape of the slits of the ancient fortification. One of the two rooms can be used as a comfortable bedroom. A staircase connects this level with the first floor of the house, where the main entrance is. Here are two other rooms, always with exposed beams, one with a fireplace. From here a staircase leads to the second level, where there is a large living room with panoramic windows on the valley. A few steps lead up to the kitchen, the bedroom and bathroom with Jacuzzi. In the home there is a second small bathroom located between the first and the second level.

Systems compliant with legal standards and heating with new condensing boiler, is divided into two areas: one covering the first two floors and the other dedicated to the living room, the bedroom, the kitchen and bathroom.

The property is strategically located near other important towns of the area, such as Todi, Assisi, Spoleto, Foligno, Orvieto, Deruta, Spello, Amelia, Perugia, Terni, all within less than an hour's drive.

Main distances: 10 km about Todi, Perugia about 35 km, Orvieto 45 km, Rome 150 km.

Energy Class: G