



**UMBRIA REAL ESTATE**  
SINCE 2002

## 2 APPARTAMENTI A TODI



Ref: NV955

Umbria - Perugia - Todi

PRICE: 260.000,00

## GENERAL INFORMATION

Surface: 131.00 Mq

Bedrooms: 5

Bathrooms: 2

Swimming pool: No

Terrain: 0 ha

### **Experience Todi... or invest successfully**

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In the authentic heart of the historic center of Todi, one of the Umbrian towns most beloved by Italian and international tourists in every season, we offer for sale two adjacent apartments, located on the second floor of a small, well-kept building with only four units.

A versatile and rare solution, ideal both as a primary residence and as an investment for tourist rentals, thanks to its location, panoramic terraces, and the strong demand for accommodations that Todi enjoys year-round.

A bright, panoramic, and customizable home.

The two apartments, sold together, can be kept separate or joined to create a single, spacious residence in the historic center.

One of the apartments offers a beautiful panoramic terrace overlooking the Umbrian countryside and the city rooftops: a perfect space for outdoor breakfasts, moments of relaxation, or for entertaining guests.

The second apartment has a private terrace.

The rooms are well-arranged, bright, and in good condition, ready for occupancy or rental, with the possibility of modernizing them to further enhance their value and appeal.

The building is well-maintained and costs are low. The roof is new, insulated, and the façade has been recently renovated.

Minimal condominium fees (only electricity and stairwell cleaning)

Independent utilities with natural gas and municipal water

Free parking permit for each apartment, a valuable advantage in the historic center.