

Banxiana

Umbria/Tuscany

Privacy and silence are the distinct features of **Banxiana**, a restored stone farmhouse, surrounded by delightful gardens in a picturesque valley. This spacious villa offers extensive views of the Umbrian countryside. There are numerous important art sites, such as Montepulciano, Bagni Vignone, Orvieto, Lago di Bolsena, Todi, Perugia, Chiusi, San Quirico d'Orcia, and San Casciano dei Bagni.

Sleeps 14 + 2



BEDS & BATHS: 7 BDR / 7 BTH

Ground Floor: 1 queen with garden view and en suite bathroom with shower.

First Floor: 1 master bedroom with 2 full beds and spacious en suite bathroom with shower and tub. Suite with 1 queen bedroom with fireplace with bathroom with shower and small reading/lounge room (can hold 1 single bed).

Second Floor: 2 queen bedrooms each with en suite bathroom (1 has shower and 1 has tub). Suite with 1 queen bedroom with bathroom with shower and small reading/lounge room (can hold 1 single bed).

Annex: 1 queen bedroom with bathroom with shower.

LIVING SPACES:

Ground Floor: Several comfortable sitting areas and a magnificent eat-in kitchen/dining room with an open fireplace and a vast dining table. The villa features a cozy winter garden with wood-burning stove and seating for six, completely furnished for lounging. Sitting/TV/game room opens onto outdoor patio/dining area.

OUTSIDE FEATURES:

23 steps lead down to private, fenced swimming pool (17 x 16m) with three steps leading into water. Pool is surrounded by brick sunbathing area. Several shaded lounging areas with lovely vines and greenery, as well as landscaped lawns and bocce court.

AMENITIES:

Dishwasher, microwave, washer (to be used only by the staff), screened windows, DVD, A/C in bedrooms (ceiling fan only in the annex), satellite TV, HDSL Internet.

B R A V O
HOLIDAY RESIDENCES

TUSCANY

Tel: 866-265-5516
www.hipvillas.com

SPECIAL CHARACTERISTICS:

The décor of the house is unique with art and crafts from all over the world offering an informal and relaxed atmosphere, yet sophisticated and eclectic.



- Electricity, water, A/C and final cleaning included
- Heating not included (E70 per day)
- Morning housekeeping service included for 3 hours per day per week (except Sunday)
- Cook service and table service, on request: E15 per hour
- Welcome buffet dinner: E30 per person, including wine (E15 per child under 10 years of age)
- Villa dinner: E50 per person, including wine (E25 per child under 10 years of age)
- Gardener and pool maintenance service included
- High-speed Internet access (on villa computer only): Included for 1 hour per day
- Telephone charges extra
- Babysitting service, on request: E15 per hour
- Laundry (washer and ironing facilities on the premises at disposal of guests with supervision of staff)
- Personal laundry and ironing service: E15 per hour
- Security deposit: E1,500 to be held at the agency

**ALL THE ABOVE SERVICES MUST BE PAID LOCALLY, PRIOR TO DEPARTURE
UNLESS OTHERWISE ARRANGED WITH BRAVO HOLIDAY RESIDENCES**

Check-in between 4 p.m. and 7 p.m. – Check-out by 10 a.m.

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