

# Villa Bella

San Casciano dei Bagni - Tuscany

Amidst 100 acres of woods and landscaped grounds, **Villa Bella** is a restored stone farmhouse just a 10-minute drive from the famous therapeutic thermal water spa in San Casciano dei Bagni. Burrow into the spacious living quarters decorated in country-chic style, and enjoy the fireplaces, modern amenities, heated pool and outdoor dining space overlooking scenic Mt. Cetona. Florence and Rome are less than two hours away.

**Sleeps 8**



## **BEDS & BATHS: 4 BDR/4 BTH**

### **Main Villa:**

2 queen bedrooms each with en suite bathroom with tub and handheld shower. 1 twin bedroom with en suite bathroom with tub and handheld shower. 1 guest bathroom.

**Dependence (15 steps to main villa entrance):** 1 queen bedroom with en suite bathroom with tub and handheld shower.

### **LIVING SPACES:**

Warm living area with fireplace with access to back patio. Large dining area with access to outside dining area. Fully-equipped kitchen with fireplace with wood-burning oven with access to back patio and outside dining area.

### **OUTSIDE FEATURES:**

Large patio and covered pergola with access to kitchen, dining and living areas; heated swimming pool (16 x 42 ft).

### **AMENITIES:**

Private covered parking, satellite TV in every room, A/C in bedrooms, CD player/stereo, telephone, dial-up Internet, fax, washing machine and dryer. All three queen bedrooms have towel heaters.

B R A V ©  
HOLIDAY RESIDENCES

TUSCANY

Tel: 866-265-5516  
[www.hipvillas.com](http://www.hipvillas.com)

## SPECIAL CHARACTERISTICS:

Interiors reflect regional style with charming exposed ceiling beams, quaint terra cotta floors. The villa's layout is composed of different levels separated by a few steps. Farmhouse rests atop a steep, winding, unpaved road (only small cars recommended), and the drive offers beautiful, panoramic views. The nearest village is 10 minutes away by car and there is easy access to Rome-Florence (A1) motorway and Chiusi rail station (to Rome/Florence-Milan).



- Electricity, water, and final cleaning included
- A/C not included: E200 per week
- Heating not included—E3,30 per unit (pool heating, if needed, is approximately E400 per week)
- Housekeeping service included 3 hours daily per week (except Sunday)
- Extra change of linens, on request (arranged with maid)
- Telephone and Internet service charges extra
- Extra housekeeping, on request: E13 per hour per maid
- Cook services, on request: E13 per hour for cook + E13 per hour for helper
- Welcome dinner: E30 per person (includes wine)
- Dinners and casual lunches can be prepared/served for up to 10 people—with due notice and price to be quoted on request
- Laundry and ironing charges extra: E13 per hour
- Gardener and pool maintenance included
- Security deposit: E1,000 to be paid at time of final balance, prior to arrival
- Food allowance: E1,000 to be held at the agency
- Pets not allowed

**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 6 p.m. – Check-out by 9:30 a.m.