

Il Conte

Florence - Tuscany

Il Conte, part of a larger estate, is situated atop the hill in the heart of the Tuscan countryside surrounded by olive groves, cypress trees, and beautifully manicured gardens. This villa, located just one mile from the center of Florence, overlooks the Florentine countryside and the famous “Poggio Imperiale”—the original property of the Austrian Grand Dukes of Tuscany, dating back to the 18th-century.

Sleeps 6



BEDS & BATHS: 3 BDR/2 BTH

Ground Floor: 1 queen bedroom with access to gardens and en suite bathroom with shower.

First Floor: 1 master queen/twin bedroom with French doors to terrace and 1 twin bedroom with book library share 1 large, beautiful marble bathroom with Jacuzzi tub.

LIVING SPACES:

Ground Floor: Formal dining room with cotto floors and antique furniture (seats 6); bright, living room with ceiling beams decorated in pastel colors; fully-equipped modern kitchen.

OUTSIDE FEATURES:

Beautiful, shaded gardens surround the property. Private outdoor sitting and dining area, perfect for dining al fresco and enjoying the spectacular countryside views. Swimming pool surrounded by lounge furniture and gardens.

AMENITIES:

A/C and independent, central heating; washing machine; satellite TV; WiFi Internet; ample parking.

SPECIAL CHARACTERISTICS:

Il Conte has a superb location – the city of Florence is only 10 minutes away by car or bus. The villa is part of larger estate with two other residences, one of which is the owner’s property. The parking and entrance gate is shared with both residences.

B R A V O
HOLIDAY RESIDENCES

TUSCANY

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



- Electricity, water and final cleaning included
- Heating not included
- Housekeeping service included for 5 days per week for 3 hours per day
- Extra housekeeping/babysitting service, on request: €12 per hour
- Bath towel change every other day
- Breakfast service: €25 - cost of food not included
- Cook service: €15 per hour - minimum 3 hours
- Telephone not included (charged on usage as rated by meter)
- Unlimited use of Internet connection
- Personal laundry and ironing charges: €12 per hour
- Weekly linen change - bath linens changed every other day
- Security deposit: €1,000 by credit card guarantee held by the agency

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

Check-in between 3 p.m. and 7 p.m. – Check-out by 11 a.m.

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