

Federico

San Casciano dei Bagni – Tuscany

The country elegance of **Federico** envelopes you as soon as you view the property at the top of a long and winding country road. Centered amidst 360 degrees of rolling Tuscan hills, this four-acre property is surrounded by olive trees and lavender, greenery and serenity. Two rustic annexes (each 860 sq. ft.) with separate entrances offer pampered privacy and the romance of adventure.

Sleeps 13

BEDS & BATHS: 7 BDR/7 BTH

Main Villa:

Ground Floor: 1 twin bedroom with large closet space and en suite bathroom with Jacuzzi tub. 1 bedroom with French bed with antique headboard and en suite bathroom with shower—perfect for 2 small children or 1 adult. All bedrooms on the ground floor have French doors that lead to the side patio.

First Floor: 1 queen bedroom with unique iron four-poster bed, and en suite bathroom



with Jacuzzi tub with shower. 1 queen bedroom with en suite bathroom with beautiful tub with handheld shower. 1 twin bedroom with en suite bathroom with shower.

Annex 1 (separate entrance): 1 queen/twin bedroom with en suite bathroom with Jacuzzi shower.

Annex 2 (separate entrance up steps): 1 queen/twin bedroom with cozy fireplace and private bathroom with tub and shower.

LIVING SPACES:

Main Villa:

Ground Floor: Sitting room with French doors that lead to front driveway. Large living area with fireplace and French doors leading to back pergola. Gracious dining room with table that seats 6 (extends to 12) and 2 sets of French doors leading to pool and pergola. Fully-equipped kitchen with wood-burning stove and French doors connecting outdoor patio for al fresco dining.

First Floor: Small, cozy study wired for work (with fax and computer) and direct access, down steps, to front driveway.

Annex 1: Kitchenette area with refrigerator and French doors with direct access to lawn and lounging area.

Annex 2: Kitchenette area with refrigerator and fireplace.

OUTSIDE FEATURES:

Verdant backyard with heated swimming pool (6 x 12 m), barbecue area with dining table, romantic outdoor pergola.

AMENITIES:

TV, high-speed Internet, A/C, computer, and fax. All bedrooms in main villa have towel heaters and hair dryers.



B R A V O
HOLIDAY RESIDENCES

TUSCANY

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

SPECIAL CHARACTERISTICS

The villa features high ceilings, tiled terra-cotta floors, neutral tones, expansive windows, and an array of antiques and French doors that delight the eye. Indulge yourself at the nearby renowned therapeutic thermal spring water spa, and take note of the wine tasting of the local fruits of the vine.



- Electricity, water, and final cleaning included
- A/C not included (E250 per week)
- Heating not included (E300 per week from April to May, October, and other months which require heating)
- Pool heating not included (E200 per day)
- Housekeeping and breakfast service included for up to 4 hours per day from Mon.– Fri.
- Extra housekeeping service: E13 per hour
- Change of bath linen twice per week included
- Telephone charges extra
- Welcome/buffet dinner: E30 per person, including wine (children under 8 years old: E15 per child)
- Villa dinner: E50 per person, including wine (children under 8 years old: E25 per child)
- For daily meal service, price will be quoted ad hoc
- Personal laundry and ironing charges additional (based per item)
- Security deposit: E1,500 to be held at the agency
- Small pets only

**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 10 a.m.

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