

Rita

San Casciano dei Bagni - Tuscany

This spectacular property, located near the San Casciano dei Bagni area, offers elegance, comfort, and panoramic views beyond compare. With four bedrooms in the main house and four bedrooms in a separate dependence just down the hill, **Rita** combines the best of sophisticated country living with the advantages of nearby city amenities and sightseeing.

Sleeps 17

BEDS & BATHS: 9 BDR/10 BTH

Main Villa (Sleeps 10):

Ground Floor: 1 guest bathroom with tub and handheld shower. 1 small guest bathroom off dining room area.

First Floor: 2 queen bedrooms, each with spacious walk-in closet and flat-screen TV (1 has en suite bathroom with tub and handheld shower, plus separate shower area and scenic views; 1 has en suite bathroom with special jet tub and phone). 1 private bathroom with handheld shower and tub. 1 queen bedroom with private bathroom with tub and handheld shower. 1 queen bedroom with en suite bathroom with tub with shower. Separate front



entrance leads to 1 twin bedroom with en suite bathroom with tub and handheld shower, walk-in closets, desk, and flat-screen TV.

Dependence (Sleeps 7):

Ground Floor: 1 queen bedroom with en suite bathroom with tub and handheld shower.

1 queen bedroom with large closets and en suite bathroom with tub with handheld shower. Separate entrance leads to 1 single (sleigh bed) bedroom and en suite bathroom with tub and handheld shower.

First Floor: 1 queen bedroom with en suite bathroom with tub and handheld shower.

LIVING SPACES:

Main Villa:

Ground Floor: Large foyer leads to driveway. Entry leads into kitchen with sitting area with flat-screen TV, cozy fireplace, and washer and dryer room. Warm dining room area. Study with desk. Very large living room with soft lighting, alcoves, cozy fireplace, and breathtaking views of landscaping and surrounding hills through French doors.

First Floor: Living room with fireplace and TV and desk area with phone.

Dependence:

First Floor: Living room with fireplace and TV. French doors open onto outdoor dining area. Kitchen with table.

OUTSIDE FEATURES:

Villa is set far back from winding dirt road, an elegant dwelling rising majestically against the green hills and valleys that ease into the distance and the azure blue sky. Graduated steps lead down from main house to a beautiful swimming pool. Large Jacuzzi for 6 people in the garden area.

B R A V O
HOLIDAY RESIDENCES

TUSCANY

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

AMENITIES:

A/C in main house and all bedrooms, dial-up Internet, flat-screen TV, washer and dryer.

SPECIAL CHARACTERISTICS:

The grand architectural details of this villa make a stay here a majestic experience. Set far back from the road, the front columns, graduated steps and pergola add a sophisticated grandeur that complements the soft lighting and curved arches inside the spacious interiors.



- Electricity, water, and final cleaning included
- A/C not included (E300 per week, if used)
- Housekeeping service included for 5 days per week, except Sunday (3 hours in the main villa + 3 hours in the dependence, if rented)
- Telephone charges extra
- Extra housekeeping service, on request: E13 per hour
- Cook available, on request: E13 per hour + 13 for helper—full-time cooking service price to be negotiated ad hoc
- Welcome buffet dinner: E35 per person (includes wine)
- Laundry and ironing charges extra: E13 per hour
- Change of all linens: E50 (main villa)/E30 (dependence)
- Security deposit: E2,000 for the villa / E1,000 for the dependence due upon arrival, per week, in cash or held on a credit card (in the event of services, damages, or loss the amount needs to be paid in cash)
- Pets allowed—two quiet dogs on the property

**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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