

# Il Roseto

Siena - Tuscany

**Il Roseto**, built in the the typical Tuscan country style, is a handsome and recently restored villa. It is located on a large, private farming estate, only 10 minutes by car from Siena. The property is surrounded by an olive grove and commands a stunning panorama of the Tuscan rolling hills. Offering generous social spaces, this elegant retreat is ideal for family reunions and groups of friends. For larger groups, the nearby La Bianca can also be rented (sleeps 4).

**Sleeps 10**



## **BEDS & BATHS: 5 BDR/4 BTH**

**Ground Floor:** 1 guest bathroom.

**First Floor:** 1 queen bedroom with fireplace and 1 twin bedroom share a private master bathroom (double sink) with Jacuzzi tub and separate travertine shower stall and exercise bike. 1 twin with en suite bathroom with shower. 1 twin with adjacent private bathroom with tub and shower. 1 queen with en suite bathroom with shower.

## **LIVING SPACES:**

**Ground Floor:** Lobby with study corner with desk, large eat-in kitchen, dining hall (table seats up to 10), spacious living area with French doors with direct access to lawn and outdoor dining.

**First Floor:** Spacious living area featuring two adjacent sitting rooms with fireplace and entertainment center with direct access to loggia/outdoor lounging area with beautiful views of Siena.

## **OUTSIDE FEATURES:**

Original paved courtyard with BBQ and wood burning oven, pergola for dining al fresco and additional chairs and tables placed around the grounds. Swimming pool down a series of grassy steps on a terraced hillside amidst an olive grove. Pool changing room with bathroom and shower.

## **AMENITIES:**

Satellite TV, Wi-Fi Internet, dishwasher and washing machine. All twin beds are convertible.

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### SPECIAL CHARACTERISTICS:

This villa, surrounded by rolling hills and olive groves, boasts spectacular views. The stone structure and inner courtyard create a captivating atmosphere. The style of this house is eclectic featuring antiques and contemporary pieces. Original beamed ceilings, old handmade terracotta tiles, high-quality fabrics and complementary mix of antique and contemporary furniture.



- **Welcome dinner: E35 per person (includes food and estate's wine)**
- **Villa dinner: E45 (and up) per person (includes food and estate's wine)**
- **Water and final cleaning included**
- **Electricity not included (E0,43 per kW)**
- **Heating not included (charged on usage)**
- **Telephone charges extra**
- **Cellular phone provided on request for E50 per week plus recharge**
- **Computer at entrance desk with high speed internet connection - E50 per week**
- **WiFi Internet: E50 per week, if used**
- **Housekeeping service three times per week included**
- **Full time English speaking butler for maid service, ironing, laundry and breakfast cooking available on request**
- **Extra housekeeping/babysitting service, on request: E13 per hour**
- **Laundry and ironing charges extra: E13 per hour**
- **Cooking classes and cooking demonstrations available, on request**
- **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 9:30 a.m.**

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