

# La Verdiana

## Chianti - Tuscany

**La Verdiana** is a spacious country estate recently restored combining both traditional Tuscan charm and modern amenities. Located only 45 minutes from Florence and Siena in the renowned Chianti wine region, La Verdiana is nestled in rolling countryside, vineyards, and olive trees. The estate can accommodate up to 18 guests – a main villa, a cottage, and a nearby, separate suite.

**Sleeps 12-18**



### **BEDS & BATHS: 9 BDR/ 9 BTH**

#### **Main Villa**

**Ground Floor:** 1 queen and 1 king bedroom, each with en suite bathroom with tub with shower. **First Floor:** 1 king with en suite bathroom with tub with shower. 1 queen and 2 twin bedrooms, each with en suite bathroom with shower.

#### **Cottage**

**First Floor:** 1 guest bathroom. 1 queen and 1 twin bedroom, each with en suite bathrooms with shower. **Annex:** 1 king bedroom with en suite bathroom with shower.

### **LIVING SPACES:**

#### **Main Villa**

**Ground Floor:** Spacious living room with fireplace, TV room, bright, large dining room, professional kitchen with access to the large veranda for outdoor dining.

#### **Cottage**

**First Floor:** Living room with fireplace, eat-in kitchen with dining table.

### **AMENITIES:**

A/C in 6 rooms, plasma satellite TV with English-speaking channels, DVD, CD player, Wi-Fi Internet access, laptop and printer, telephone, fax, BBQ, 4 mountain bikes, dishwasher, microwave, coffee maker, juicer, washer and dryer.

### **OUTSIDE FEATURES:**

Swimming pool with salt-filtering system (6 x 15m) with lounging area and umbrellas; professional, enclosed gym; outdoor loggia with unforgettable views (with access to the kitchen).

B R A V O  
HOLIDAY RESIDENCES

TUSCANY

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

## SPECIAL CHARACTERISTICS

La Verdiana's central location in the Chianti region is perfect for wine and cultural explorers alike, with easy access to the historic cities of Florence and Siena. The villa offers complete comfort and style with its polished, traditional country elegance, spacious bedrooms, modern bathrooms, and sprawling views. The staff resides in a separate annex on the estate about 50m distance from the main villa. There is an unpaved dirt road to the villa, about 1.4km, in which a SUV is recommended, but not necessary. The acclaimed golf course, Golf dell' Ugolino, is only 11 miles away.



- Electricity, water, A/C, and final cleaning included
- Heating not included (avail. Nov 1 – April 30): E375,00 per week
- Daily breakfast included
- Villa dinners or lunch: E30 per hour for up to 8 people; E45 per hour for more than 8 people - includes shopping, cooking, cleaning (minimum of 4 hours). Does not include the cost of food
- Staff service for dinner: E15 per hour
- Daily housekeeping included 7 days per week 5 hours per day
- Additional housekeeping: E15,00 per hour
- Change of linens mid-week
- Additional linen and towel changes: E38,00 per room
- Babysitting service, on request: E15,00 per hour
- Internet access included
- Telephone charges extra
- Laundry & ironing charges extra (staff use only): E15,00 per hour
- Gardener and pool maintenance service included
- Security deposit: E2,000 due upon arrival in cash or traveler's checks

**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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