

# Impruneta

## Florence - Tuscany

**Impruneta** is a typical “Casa Colonica” of the 16th century, situated in a panoramic position on top of a hill embedded in olive groves. During the recent renovation, great effort was made to retain the original style and structures in form and size. Villa Impruneta is located about 10 miles from Florence, and its warm hospitality, intimate atmosphere and the dreamy silence of the Tuscan hills promise an unforgettable vacation.

The estate features the main villa for up to 10 pax and 3 small cottages (one for 2 + 1 people, two for 2 people). A typical Florentine structure, the villa has been totally renovated using original materials and many beautiful antiques and art pieces, bringing the original features to life again. Maximum capacity of the whole property, if rented for exclusive use: 17 people.

**Sleeps 10 - 17**

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

**Ground Floor:** 1 queen bedroom with access to the outside gardens and bathroom with shower. Full kitchenette area with table and chairs.



**First Floor:** 1 king bedroom with large en suite bathroom with old-fashioned tub with handheld shower. 1 queen/twin with mezzanine and en suite bathroom with shower (towel heater). 1 queen/twin with mezzanine and study area with private bathroom with Jacuzzi tub with handheld shower. Private entrance to 1 queen/twin with mezzanine and en suite bathroom with shower.

### LIVING SPACES:

#### Main Villa:

**Ground Floor (2,200 sq. ft.):** Dining area with fireplace, living area with TV, French doors lead to outside pergola, small dining area with fireplace with access to front patio with lounge and dining area, formal dining area with an indoor lounge area. Kitchen, with four-burner gas stove, dishwasher, electric oven, and refrigerator, has glass windows overlooking living area. Large porch with dining corner and entertainment room with billiard table, book library, and piano.

### OUTSIDE FEATURES:

There is a large porch with stone table for 10 people, perfect for dining al fresco or having breakfast, with adjacent sunbathing area. A separate building has been set up as the laundry facility with washing machine and dryer for the use of all guests. The swimming pool with Tuscan tile, and surrounding lawn equipped with outdoor furniture is at the disposal of all guests.

### AMENITIES:

Satellite TV, A/C in bedrooms in main villa (except for ground floor bedroom), independent central heating, electric oven, washing machine and dryer, dishwasher where specified, tennis table, billiard room, high-speed Internet, fax, and phone.

B R A V O  
HOLIDAY RESIDENCES

TUSCANY

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

## SPECIAL CHARACTERISTICS:

The village of Impruneta, roughly 15 minutes away, can be reached by biking or walking through the nearby vineyards and olive groves. Florence is only a bus or short car ride away. The separate cottages are perfect for group gatherings, allowing privacy, yet a gathering area at the main villa—there is plenty of privacy on grounds of property. Only small cars are recommended for the uphill road to the villa.



## Impruneta Cottages

**The Impruneta estate** features the main villa for up to 10 people and 3 small cottages. Maximum capacity of the whole property, if rented for exclusive use: 17 people

### **COTTAGE 1 (2 people):**

Two-room residence of approximately 400 sq. ft. Attractive lounge with corner kitchen, 19th-century floor and furnishings, queen bedroom with fitted wardrobe, bathroom with shower, satellite TV, central heating. Outside private courtyard with corner kitchen. Shared use of swimming pool and table tennis. Courtesy cell phones to use with pre-paid cards.

### **COTTAGE 2 (2 + 1 people):**

Independent two-floor stone house of approximately 600 sq. ft. Ground floor: kitchen with stove. Refrigerator and dishwasher, lounge with fireplace. First floor: queen bedroom with view over the meadow outside, single bedroom, and bathroom with shower. Terracotta floors, furnished with old family pieces. Satellite TV. Outside, small independent courtyard with table for dining in the open air. Shared use of swimming pool and table tennis. Courtesy cell phones to use with pre-paid cards.

### **COTTAGE 3 (2 people):**

Spacious studio-flat (approximately 550 sq. ft.) with picture-window overlooking the swimming-pool, enameled terracotta floor, stone walls, furnished with antique pieces, fitted wardrobe and corner kitchen in masonry (gas hob with 4 burners, electric oven, refrigerator), queen bed, single bed on upper split-level, large strikingly decorated bathroom with shower. Fully equipped with satellite TV, and independent central heating. Outdoor corner equipped with cooking facilities for dining in the open-air. Shared use of swimming pool and table tennis. Courtesy cell phones to use with pre-paid cards.



- **Electricity not included, charged on usage**
- **Heating not included – E600 per week for main villa / E120 per week for each cottage**
- **Welcome dinner: E35 per person (includes wine)**
- **Basic morning cleaning (beds and baths) included daily, except Sunday**
- **Extra housekeeping service, on request: E10 per hour**
- **Change of linen, on request: E160 per change**
- **Courtesy cell phones will be given to the clients - usage charged by pre-paid card**
- **Unlimited use of Internet: E30 per week**
- **Cook available, on request: E25 per hour**
- **A sofa bed may be available on request for an additional charge**
- **Final cleaning: E200 for main villa / E80 for each additional cottage paid locally in cash**
- **Security deposit: E1,000 for the main villa / E200 for each additional cottage to be held at the agency**

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

**Check-in between 2 p.m. and 7 p.m. – Check-out by 10 a.m.**

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