

Villa Mimmi

San Casciano dei Bagni – Siena – Tuscany

Originally a school, **Villa Mimmi** has been spectacularly refurbished with a mix of cultural and local taste. The property is located on a beautiful stretch of southern Tuscany that sits between Rome and Florence, with open breathtaking views. The villa is a short walk from San Casciano dei Bagni, an unspoiled and beautiful medieval village south of Siena. There are superb quality wine tastings available in the village and in the nearby areas. Villa Mimmi's best kept secret lies just a few steps away – an old Roman spa offering therapeutic thermal spring waters and beauty and health treatments.



Sleeps 12

BEDS & BATHS: 6 BDR/6 BTH

1 master queen bedroom has access to the pool patio and a large bathroom with special stone tub and handheld shower. 2 queen bedrooms and 3 twin bedrooms, all with en suite bathrooms with tub and handheld shower. Rooms are spacious and extremely harmonious in their interior design, all with walk-in closets and French doors with access to the front garden.

LIVING SPACES:

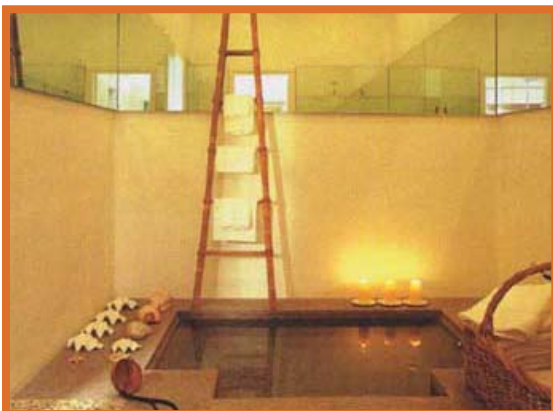
The high ceilings in this villa give a great feeling of space and tranquility. The ground floor features a large living/dining room with fireplace and access to pool patio, entertainment center with large TV, music system and bookcase. The special layout provides direct access to the outdoor lounge area and pool from the living room. The kitchen opens onto the back garden and has amazing views of the Tuscan hills.

OUTSIDE FEATURES:

Beautiful heated swimming pool surrounded by eclectic outdoor furniture. Comfortable terrace to work, eat and relax.

AMENITIES:

The villa provides washer, dryer, iron and fully-equipped kitchen on the premises at disposal of the guests. Satellite TV, DVD, high-speed Internet. Prestigious healing thermal spa is within walking distance.



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HOLIDAY RESIDENCES

TUSCANY

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

SPECIAL CHARACTERISTICS:

The interior design is impeccable: crisp white sheets, custom-designed furniture, and beautiful crockery. An array of lanterns surround the pool patio. The villa is within walking distance of San Casciano dei Bagni, a beautiful and unspoiled village with restaurants and shops.



- Electricity, water, and final cleaning included
- Heating not included (charged on usage)
- Portable A/C is available for a fee – must be requested in advance (approx. €150 per unit per week)
- Daily morning cleaning included up to 4 hours – except Sunday
- Staff to cook and serve one meal daily for 3 hours per day (except Sunday)
- Extra cook services on request: €15 per hour
- Laundry (washer and dryer) and ironing facilities on the premises at disposal of the guests
- Towels changed daily, sheets changed once a week. Additional linen change for the entire house: €160
- Gardener and pool maintenance service included
- Telephone charges extra
- Babysitting service, on request: €15 per hour
- Pool heating included
- Security deposit: \$3,000 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 after 4 p.m. – Check-out by 10 a.m.

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