

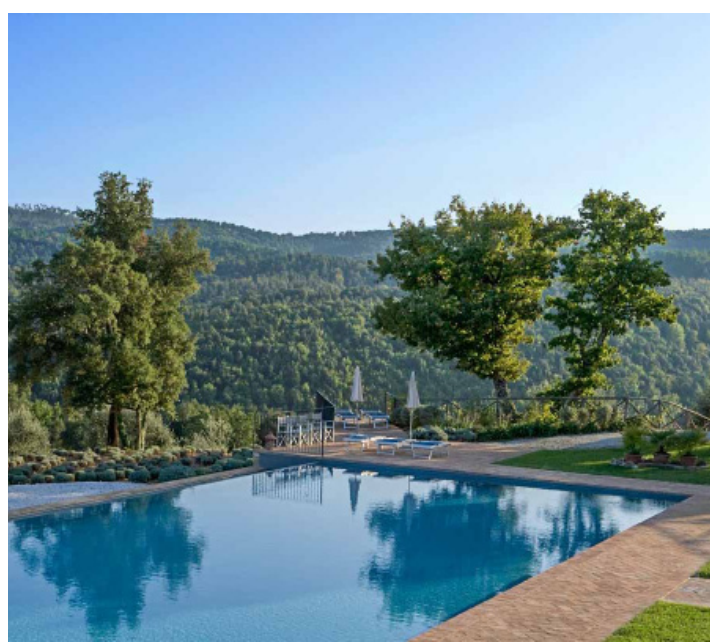


# GIUNIA

In the south-west area of Siena. Sleeps 28 guests. 14 bedrooms and 14 baths.

Are you still dreaming of a villa immersed in the peaceful Tuscan country side to relax in luxury and in harmony with nature, yet with plenty of activities to experience, or a place where to reconnect with your family and yourself? Look no further... Villa Giunia is a restored three story building, designed as resort-like home. The compound includes a series of connected buildings, a massive infinity pool with sundeck area, idyllic walking trails that run inside the expansive estate, and it also features its own farm, horse stables and organic garden. Villa Giunia is a special and unique house and you do not want to miss it.





## 14 BEDROOMS & 14 BATHROOMS

### Main Building:

2 Queen/Twin bedrooms with en-suite bathroom with Jacuzzi tub and shower.

Queen/Twin bedroom with en-suite bathroom with Jacuzzi tub and shower. Living area with fireplace open onto a terrace.

2 Queen/Twin bedrooms with en-suite bathroom with shower.

Queen/Twin bedroom with en-suite bathroom with Jacuzzi tub and shower – small terrace and outdoor separate entrance.

2 Queen/Twin bedrooms with en-suite bathroom Jacuzzi tub and shower.

Queen bedroom (slightly smaller) with en-suite bathroom with shower – Small living room area

Queen bedroom with en-suite bathroom with tub and shower - outdoor separate entrance.

### Guest House:

Queen/Twin bedroom with en-suite bathroom with shower.

Queen/Twin bedroom with en-suite bathroom with Jacuzzi tub and shower.

Queen bedroom (not convertible) with en-suite bathroom with Jacuzzi tub and shower - outdoor separate entrance.

### Guest Suite (separate building):

Queen/Twin bedroom with en-suite bathroom with Jacuzzi tub and separate shower – Private living room with TV and fireplace.

## LIVING SPACES

There are several spacious common rooms in the villa and all are beautifully decorated, still maintaining the original architectural charm. All rooms have panoramic views and are filled with summer light thanks to the large windows. A spacious independent pavilion performs as home theater while the villa offers many other areas where to relax, to lounge, have a drink or escape from the hot summer hours. A generous dining room allows to host dinners for up to 30 people, if you decide once in a while to not dine alfresco. A fully equipped kitchen completes the villa.

## OUTSIDE FEATURES

The outdoor social areas are very comfortable and showcase a covered loggia, the pergola, a set of different water temperature pools, the wide delightful terrace in front of the house, and the best features: a private gym and massage room, and the stargazing observatory.

The grounds are very well landscaped and accommodate several outdoor seating areas, perfect spots for reading a good book or enjoying the views of the Tuscan hills. The infinity edge massive private swimming pool and the three plunging pools at different water temperature are at your disposal to reinvigorate your body while the unspoiled views from there will recharge your soul.

## AMENITIES

Underfloor heating and cooling system, several fireplaces, washing machine, home theater, DVD and CD player, satellite flat screen TVs, Wi-Fi internet access, massage room, gym, private swimming pool, outdoor shower and pool changing room, hairdryers and toiletries in the bathrooms, BBQ grill, outdoor kitchen, stargazing observatory, private parking, alarm system. Wheelchair accessible property

## SPECIAL CHARACTERISTICS

The villa is set in a gorgeous green forest reserve and it is perfect for very large groups with different interests. There is a plethora of activities to do at the villa or in the surrounding areas, whether you want to spend your time at the villa or go out to explore Tuscany.

## INCLUDED WITH RENT

- Electricity, water, gas and final cleaning
- Morning housekeeping service
- Daily buffet Continental Breakfast
- Wi-Fi internet connection
- Exclusive use of the swimming pool and three tubs at different temperatures (heating charged extra)
- Use of the astronomical observatory, an astronomer available once a week by prior arrangement with the owner

## NOT INCLUDED WITH RENT

- Extra housekeeping: €25 per hour/per staff member
- Heating for common tubs extra, if requested
- A/C and or heating: €180 per day
- Additional bed linen change upon request
- Personal laundry service: charged a la carte
- Buffet lunch: €25 per person/per meal (Chianti wine included)
- Four course dinner: €35 per person/per meal (Chianti wine included)
- Telephone charges

## NOTES

- Manager on the premises
- No smoking villa
- Pet not allowed
- Grocery pre-stocking not available
- We discourage the use of low ride vehicles due to the uphill unpaved road leading to the villa.
- Security deposit: €2,000 to be held at the agency
- All extra services must be paid locally, prior to departure, unless agreed otherwise