

📍 Umbria

# Banxiana

🛏 8 🍽 8 👥 16





## Key features

- 8 bedrooms
- 8 bathrooms
- Sleeps 16
- Private pool
- Housekeeping, gardener and pool maintenance
- Garden views

## Bedrooms

### Ground floor

- Bedroom 1 - Queen-size bed; en-suite bathroom

### First floor

- Bedroom 2 - 2 double beds; en-suite bathroom
- Bedroom 3 - 2 double beds and 1 twin bed; en-suite bathroom

### Second floor

- Bedroom 4 - Queen-size bed; en-suite bathroom
- Bedroom 5 - Queen-size bed; en-suite bathroom
- Bedroom 6 - 1 queen-size bed and 1 twin bed; en-suite bathroom

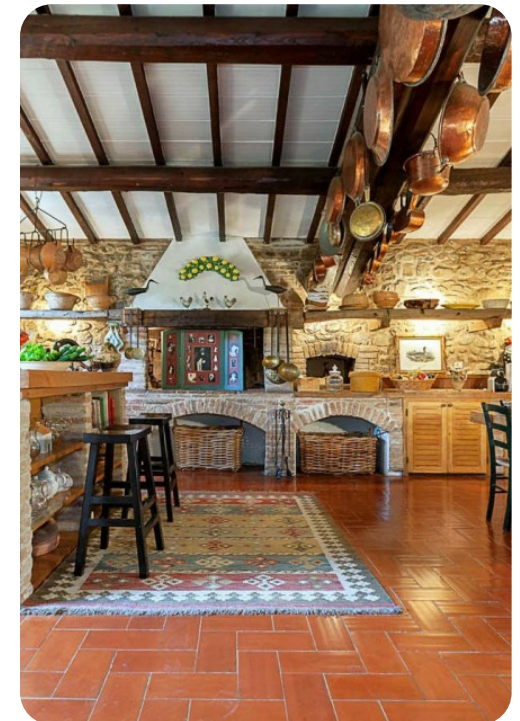
### Annex

- Bedroom 7 - Queen-size bed; en-suite bathroom

### Apartment

- Bedroom 8 - Queen-size bed; en-suite bathroom

The queen-size beds in Bedrooms 5 and 6 can be converted to contain 2 twin beds upon request.





## Living area

- Open-plan living area
- Fully equipped kitchen
- Breakfast bar with seating
- Dining table and chairs
- Tastefully furnished living room with flat-screen TV and comfortable sofas
- Additional living room with sofas

## Outside area

- Private pool
- Veranda
- Sunloungers
- Terrace
- Barbecue
- Alfresco dining area
- Outdoor lounge area
- Poolside lounge area
- Landscaped gardens
- Table tennis
- Bocce court

## Home entertainment

- Flat-screen TV in living area
- Sauna
- Table tennis
- Bocce court





## General

- Security deposit - â‚¬2000 to be held with the agency and â‚¬250 to be paid upon arrival in cash
- Complimentary welcome basket
- Air conditioning in bedrooms
- Central heating
- Complimentary wifi
- Bedding and towels included
- Private parking
- Iron and ironing board
- Hairdryers in all bathrooms
- Pet friendly
- No smoking - permitted only in garden

## Staff

- Housekeeper (3 hours each morning, except Sunday)
- Gardener
- Pool maintenance

## Extras (at additional cost)

- Electricity and AC included up to 300kWh/week - additional charged at â‚¬0.55/kWh
- Heating in colder months and wood for fireplace - â‚¬250/week
- Extra housekeeping or extra table service - â‚¬10/hour
- Personal laundry and ironing service - â‚¬15/hour
- Cook service
- Food and beverages cost





