Farmhouse Anna

Region: Malta **Sleeps:** 8

Overview

Farmhouse Anna sits on the island of Gozo like its own fortress, with stone walls rising out of the earth and elegant lighting adding highlights to the openings, bringing a charm and romance to the property. Located in the most tranquil part of Gharb, known as Birbuba, the whole area feels serene and relaxing, perfect for those looking to escape busy day to day lives and spend quality time with friends and family.

Newly converted, the entire farmhouse has been designed for your comfort, built over three floors, with an authentic, laid-back feel inside and spacious outdoor living areas on the terrace. From the moment you arrive the property is bursting with character, with all the original features still prominent, whilst the modern additions create a care-free ambience for your stay, with everything you need for a luxurious holiday away.

On the ground floor, the rooms are designed to overlook a peaceful courtyard, which in turn leads to the pool area, barbecue and garden. With meter-thick walls, even the largest rooms feel intimate and cosy, staying cool in the summer and warm in the winter, so you can visit all year round. There is a modern kitchen which is truly a joy to cook in, gazing out at the courtyard, whilst the sunlight streams in, highlighting every nook and cranny found across the dramatic arched ceiling. From here, you can wander through into the old mill room, an expansive space that has been converted into a spacious, open-plan living and dining area. A guest bathroom is also located on this level.

Stepping up onto the first floor, you will find three bedrooms, including two doubles and one single, all with their own private bathroom. The top floor is being refurbished and will include a double bedroom, a single









bedroom and a final large shower room by the beginning of 2020 season. In each of the rooms, the furnishings are simple and relaxed, leaving the grandeur and elegance of the pre-existing architecture to do all the talking!

Outside, the terrace shoots out in front of the farmhouse, with space to dine under the sun and stars, room to relax on a sun lounger and of course the large private swimming pool. The deck area and garden enjoy the sun from sunrise all the way through into the late afternoon in summer, so you can stay out all day, soaking in the sunshine and letting any worries melt away!

Facilities

Watersports • Historical Sites • Air-Con • Wine Tasting • Private Pool • Walking/Hiking Paths • Boat Trips • Ideal for Kids • Villa • Has Discount • Ideal for Teens • Maid Service Available • Cots (Cribs) • Has Offer • Special Offer • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa

Farmhouse Anna is a lovely holiday home in the tranquil area of Birbuba. With 5 bedrooms and 5 bathrooms, it can accommodate up to 8 people.

Ground Floor
- Fully equipped kitchen
- Large dining area
- Living room
- Guest toilet with shower

First Floor
- Double bedroom with en-suite shower room
- Double bedroom with en-suite bathroom
- Single bedroom
- Shower room

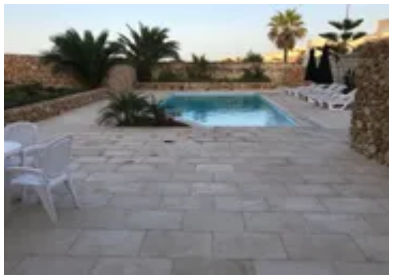
Second Floor
- Double bedroom with king-size bed
- Single bedroom
- Shower room

Exterior Grounds
- Swimming pool (12x5m; 0.3-2.20m depth)
- Sun loungers and parasols
- Poolside shower
- Gas barbecue
- Alfresco dining area
- Garden

Additional Facilities
- Air conditioning in bedrooms *(additional charge payable locally)*
- Television
- Gas heating
- Dishwasher
- Washing machine
- Iron and board









Location & Local Information

Farmhouse Anna is located in the most tranquil part of Gharb, known as Birbuba on the beautiful island of Gozo. Surrounded by luscious fields, this is perfect for those looking to escape the hustle and bustle, enjoying a slower pace of life and a peaceful setting. Just a two-minute drive from the farmhouse, you will find yourself in the village centre, with local restaurants, a church and also a museum for you to enjoy. A handy grocery store can be found another couple minutes away, perfect for picking up ingredients and snacks for the villa.

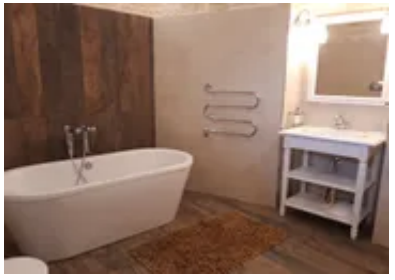
The farmhouse is just a 10-minute drive from Gozo's capital, Victoria. With a bus stop approximately 500 meters away, you can get about without needing to drive every day. The nearest rocky beach is 3km away, whilst the closest sandy one is 7km from the farmhouse. You can get about by car, quad bike or bike, as well as the public transport on offer!

Gozo is often known as Malta's sister island, sharing the same natural beauty with rugged cliffs dropping down into the turquoise sea. With breath-taking beaches and beautiful coves, you can travel along the coastline dipping in and out of the warm sea. Suiting friends and families alike, Gozo is great for those looking to enjoy some tranquil time together, settling into a slower pace of life, soaking in the sun and enjoying the local food and atmosphere. The locals are well known for their incredible hospitality, encouraging visitors to come back time and time again. With natural wonders, ancient ruins and delicious food, there is something for every guest and every moment – the perfect holiday destination!

The Mediterranean Sea surrounds the island, with crystal clear water lapping at each beach and cove, perfect for swimming, snorkelling and diving. Gozo is known as a popular diving spot, great for first-timers and experienced divers too. With plenty to explore both on land and under the sea, you'll be kept busy throughout your stay, exploring the natural sea bed, schools of colourful fish and the networks of undersea caves and sunken WWII









bombers! With temperatures never dropping below around 17 degrees Celsius, you can visit all year round, enjoying the sunshine and atmosphere even when it is raining back home!

Local Amenities

Nearest Airport	**Malta International Airport (via ferry) (46 km)**
Nearest Town/City	**Victoria (5 km)**
Nearest Restaurant	**Gharb Rangers Bar & Restaurant (1 km)**
Nearest Beach	**Xlendi Beach (7 km)**
Nearest Supermarket	**Minimarket (1 km)**

What we love

- Beautiful and completely unique farmhouse conversion, with all the original architectural features blended with modern comforts!
- Tranquil and serene location, perfect for escaping the hustle and bustle, yet still only a 10-minute drive from Gozo's capital
- The terrace boasts a large private swimming pool, with a shallow end for young kids and a deeper end for the older ones!

What you should know...

- The house is in a rural area, expect noises of animals and farmers going about their daily work.
- The property is well-equipped with fans in summer and gas heaters in winter, however should you want air-conditioning, it is available in three of the bedrooms, however this is may incur additional charges
- From the farmhouse there are several options for transport, you can get about by car, quad bike or bike, as well as the public transport on offer!
- There are residents in neighvbouring properties

Terms & Conditions

- **Security deposit:** €300 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection.

- **Arrival time:** 16.00

- **Departure time:** 9:00

- **Energy costs included?:** Yes, included in the rental price. Please note that there is an additional charge for AC - this is to be paid locally on departure and the amount varies on usage. On average just EUR 2 provides you with 8-10 hours of air conditioning usage.

- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price

- **Pets welcome?:** Not allowed

- **Changeover day:** Flexible

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** outdoors only

- **Minimum stay:** 5 nights from mid-June to end of August, 3 nigths the remainder of the year

- **Heating costs included?:** Yes, included in rental price.

- **Internet access?:** The property has complimentary Wifi connection. It is good to note that the speed is dependent on local provider and technical issues may cause reduced speed or cut of service.

- **Pool towels included?:** yes