



**CHIANTI  
&  
MORE**

**PANZANO IN CHIANTI (Province of Florence)  
REF. 111**

The spacious high end villa has been remodeled and equipped as the residence for a thriving boutique vineyard. This luxurious stone farmhouse belongs to a prestigious winery within the famous vineyards of Panzano in Chianti and is suitable for 10 or for 12(+1) people. The villa offers over 420 sqm (4400 sqft) of living space and reflects traditional Tuscan architecture with stone walls, wood beamed ceilings and cotto floors. In case you need more space, the incorporated wing for 2(+1) persons with about 80 sqm can be added. The villa sits on 53 hectares (130 acres) of its own vineyard and woodland. This luxurious stone farmhouse is conveniently located near the village of Panzano (3 km) with shops and facilities. Some of the highlights are the large gourmet kitchen / dining room with separate “work kitchen” and the gym (with flat screen TV)

Activities	<b>Cooking, swimming, walking in the olive groves, wine tastings, visits of the art cities</b>
Closest village	<b>Panzano in Chianti 3 km</b>
Distances	<b>Castellina in Chianti 8 km, Golf course Ugolino 27 km, Florence 34 km, Siena 40 min, Airport Florence 1,5 hours</b>
Sleeps max.	<b>10 (+1) people Or 12 (+2) people</b>
Bedrooms	<b>Villa: 5 doubles, 2 can be prepared as twins, one with Air Conditioning Apartment: 1 double, 1 room with a bed sofa</b>
Bathrooms	<b>Villa: 4 (3 with shower, 1 with tub), 1 guest bathroom Apartment: 1 with shower</b>
Villa	<b>Ground floor: small courtyard, gym with wide screen TV, exquisite Gourmet kitchen/dining room with fire place, additional work kitchen, bathroom with shower, laundry room, spacious patio</b>
Apartment	<b>1st floor: double bedroom with fireplace (decoration only) and en-suite bathroom (shower), small private patio, living room with exit to the larger patio, double bedroom with bed sofa, dressing room and en-suite bathroom (shower), double bedroom with small private balcony and en-suite bathroom (shower), 2 double bedrooms, bathroom with tub and shower Spacious living room with dining area and well equipped kitchen, double bedroom with en-suite bathroom (shower) and exit to the terrace, storage room with washing machine and dryer, small bedroom for one child or a teenager</b>
Garden	<b>Spacious, lawn</b>
Terrace	<b>Several terraces and patios with outdoor barbecue, outdoor heating next to the dining table for 10 or more persons</b>
Pool	<b>Yes, 15 m long, private and exclusive use</b>
Views	<b>Stunning view onto the Tuscan landscape</b>

Location	<b>Private</b> <b>Despite the ongoing winemaking, the property is for the sole use of the renters who enjoy complete privacy and are not disturbed</b>
Pets	<b>no</b>
Parking lot	<b>Yes, spacious</b>
Kitchen equipment	<b>Table for 12, granite island, cabinets and appliances for gourmet cooking, Gaggenau oven and microwave, Rossieres gas stove with 2 additional ovens and two smallish sinks for food preparation, Sub-Zero refrigerator/freezer, dishwasher, large sink</b>
Washer	<b>yes and dryer</b>
Telephone	<b>No landline</b>
TV	<b>Yes (Smart)</b>
Internet	<b>Wifi</b>
Weekly rates	<b>Villa for 10 (+1) persons: 1 June 2024 to 31 August 2024 Euro 7.800.-</b> <b>Additional apartment for 2 (+2) persons: 1 June 2024 to 31 August 2024: + Euro 1500.-</b>
Inclusive	<b>Electricity, cooking gas, water, use of swimming pool, tourist tax</b>
Exclusive and payable on the spot	<b>Heating, additional maid service</b>
Breakage deposit	<b>Euro 1000.-</b>
<b>&amp; More</b>	<b>Gym with top of the line equipment, a Life Cycle stationary bicycle, a True treadmill, a rowing machine, a crosstrainer and hand weights, flat screen TV in the gym; Center bedroom has air-conditioning, all others have ceiling fans, screens and excellent air flow. Hairdryer in each bathroom. All natural shampoo, conditioner and soap provided.</b>  <b>Basic provisions provided (e.g. dish &amp; laundry detergent, paper towels, soap, sponges, toilet paper, and trash bags).</b>