



**CHIANTI
&
MORE**

**FIANO (Province of Florence)
REF. 412**

The elegant country villa is located in a stunning location close to the village of Fiano. It is surrounded by a vast olive grove which embeds the estate in 360 degrees. From the garden you will enjoy views of the rolling hills and onto the ancient towers of San Gimignano. The guests are invited to taste the Chianti wines and olive oil produced by the family-owned farm. The farm organizes wine tastings free of charge in the nearby wine cellar, and recently the Super Tuscan was awarded by Wine Spectator.

The property consists of four apartments (1 for 2 persons, 3 for 4 persons) and one separate and private house for six persons, it overlooks a panoramic valley to south-west. Each apartment has been meticulously renovated and personally furnished by the owners with precious original art and antiques in combination with all modern conveniences.

The estate enjoys big French windows, pastel colours and stunning views – it is the perfect place for an unforgettable vacation. The outdoor areas invite you to your al fresco dining, and every day the sunset is breathtaking. A path leads to a magnificent swimming pool with roman steps which is used by all guests at the apartments and at the separate house.

Closest village	Fiano (2 km), Province of Florence
Distances	Certaldo 7km, train station Certaldo (8km) Florence 40 km, Siena 40 km, Airport Florence 50 min, restaurant 1km, grocery shop 500 m, horse riding 5 km, golf 40 km
No. of apartments totally	4 plus one separate and private house
Terrace and Garden	Each apartment enjoys an independent, furnished terrace, further common pool area and common terraces
BBQ	Spacious BBQ area for all guests
Swimming Pool	Yes (shared) 14 x 6 m in breathtaking location - opening dates May 7th to October 22nd
View	Breathtaking panorama on the Tuscan “postcard” landscape
Location	The apartments belong to a winery, but are separated from the ongoing works
Pets	No

Parking lot	Yes
Kitchen equipment	See description below
Washing machine	Laundry room for all guests
TV	SAT TV in each apartment
Radio	yes
Internet	DSL wireless – free
Air Conditioning	Yes – in all bedrooms
Weekly rates	<p>Apt. for 2 people</p> <p>Low Season (1 April to 31 May 2024 and 1 October to 31 October 2024) Euro 1.235.-</p> <p>High Season (1 June 2024 to 30 September 2024) Euro 1.310.-</p> <p>There is one apartment for 2 persons available</p> <p>Apt for 4 persons</p> <p>Low Season (1 April to 31 May 2024 and 1 October to 31 October 2024) Euro 1.310.-</p> <p>High Season (1 June 2024 to 30 September 2024) Euro 1.560.-</p> <p>There are three apartments for 4 persons available</p>
Inclusive	Electricity, water, use of swimming pool, change of linen and towels twice a week (Wednesday and Saturday), wifi Internet, welcome basket, baby bed, wine and olive oil tasting, tourist tax
Exclusive, payable on the spot	<p>Air-conditioning and heating (if used): 1-bedroom apartment EUR 80; 2-bedroom apartments EUR 100.-, additional maid service upon request Euro 15.- / hour, Final cleaning: EUR 80.- for 1-bedroom apartment; EUR 100.- for each 2-bedroom apartments</p> <p>additional change of towels and bed linen upon request, use of washer, pool towels Euro 10.- / each towel, dinners upon request: to be specified when booking and to be paid on the premises at the end of each working day: Cook for dinner during the week: EUR 50 per person (the fee is not inclusive of wine). A dinner can be prepared by a cook who prepares also the table. The dinner consists of an hors d'oeuvre, a first course (pasta dish), second course (meat and vegetables) and a dessert. Dinners are available for a minimum of 4 people and are offered from Monday to Friday. The menu can be discussed upon arrival.</p>
Breakage deposit	Euro 250.- each apartment
Apt. Rosa (2 persons)	<p>45 sqm, Ground floor</p> <p>living room with kitchenette and exit to the outdoor area (facing south), which is located just in front of the apartment</p> <p>double bedroom, bathroom with shower</p> <p>kitchen: stove top, small oven, fridge, water kettle, toaster, American coffee maker</p>

Apt Blu (4 persons)	75 mq, Ground floor living room with kitchenette and exit to two outdoor areas (one facing south, the other north), located just in front of the apartment each 1st floor 2 double bedrooms, 2 bathrooms with shower Kitchen: stove top, small oven, fridge, water kettle, toaster, American coffee maker, microwave
Apt Verde (4 persons)	75 mq, Ground floor living room with kitchenette and exit to two outdoor areas (one facing south, the other north), located just in front of the apartment each double bedroom, bathroom with shower First floor: Double bedroom, bathroom with shower Kitchen: stove top, small oven, fridge, water kettle, toaster, American coffee maker, microwave
Apt Giallo (4 persons)	75 mq, Ground floor living room with kitchenette and exit to two outdoor areas (one facing south, the other north), located just in front of the apartment each double bedroom, bathroom with shower First floor: Double bedroom, bathroom with shower

& More **Easy walk to a grocery shop and a Tuscan restaurant. The famous medieval towers of San Gimignano can be seen from the terraces, the garden and the pool. Hair dryers provided**