



CHIANTI & MORE

PANZANO IN CHIANTI (Province of Florence) REF. 108

Tastefully furnished and exquisitely restored villa in the little and charming town of Panzano in Chianti with its medieval origins. The five-bedroom villa is located in close walking distance to all facilities of Panzano, good restaurants, wine bars, tasting rooms run by the organic wineries of Panzano and offers tranquillity, privacy and splendid views on the valley.

The warm style and enchanting charm of this completely refurbished villa creates a very friendly atmosphere. The meticulous renovation has been completed recently. The views from the terraces, the pool area and a few bedrooms are indeed overwhelming. Spacious outdoor areas with elegant garden furniture and several al fresco dining areas are a wonderful plus for your vacation. All bedrooms enjoy ensuite bathrooms, wifi, Air Conditioning, a kettle for tea or coffee, a minibar, a safe and Sat TV.

Activities	Cooking, swimming, walking in the olive groves, wine tastings, visits of the art cities
Closest town	Panzano in Chianti – in town. Walking distance to all shops, restaurants, the bus stop and the market
Distances	Greve in Chianti 6 km, Golf course Ugolino 20 km, Florence 30 km, Siena 30 km, Airport Florence 1 hour
Sleeps max.	10 (+2) persons
Villa	Ground floor: entrance area with staircase leading down to a spacious dining area with panorama window, sitting area with exit to the panorama Terrace, living room with panorama window and fireplace The Professional kitchen opens to the dining area and exits to the panorama terrace
	Ground floor level: Suite Q 24 sqm plus 20 sqm living room: spacious bedroom with a luxurious queen-size bed. This double bed can be separated into two singles.

There is a separate living room with an antique fireplace and a comfortable sofa.
The sofa converts into a double bed.
Roomy bathroom with shower and two sinks.
Coffee maker and tea kettle, mini bar

Suite L 20 sqm

divided into two living spaces with a private terrace, which offers direct access to the pool.
The terrace is furnished with a comfortable sofa set, two armchairs, two loungers and a sunshade.
The layout provides you with maximum privacy, even though you are in an outdoor area.
Double bed and an ottoman.
Stylish bathroom with spacious walk-in shower
Coffee maker and tea kettle, mini bar

First floor: from the entrance area leads a staircase to three suites

Suite A 28 sqm

divided into two levels with a bedroom and living area separated by a half-height glass wall.
The bed can be separated into two single beds
Elegant living area with comfortable sofa which can be converted into a sofa bed
This bright suite offers windows and views on three sides.
Bathroom with shower stall
Coffee maker and tea kettle, mini bar

Suite E 20 sqm

Double bedroom with sofa which can also be used as a single bed.
Bathroom with spacious glass shower stall
Coffee maker and tea kettle, mini bar

Suite B 25 sqm

king-size bedroom with small sitting area
bathroom with design shower stall
alcove with a mirrored door that offers plenty of storage space.
This suite offers enough space to easily accommodate an extra single bed, if desired.
Coffee maker and tea kettle, mini bar

Garden	Elegant and relaxing ambience
Terrace	Several terraces and patios with outdoor dining areas, nice garden furniture
Pool	10 x 5 m, 1,50 m deep, heatable
Views	Enchanting views onto the Chianti landscape with vineyards and olive groves
Location	In town, but quiet, private and panoramic
Pets	no
Parking lot	private
Kitchen equipment	Professional kitchen with high quality appliances Gaggenau: hob, oven, refrigerators Miele: dishwasher De Longhi: coffee machine
Telephone	No landline
TV	Yes (satellite) in all bedrooms
Internet	Wifi, all over the property
Safe	Yes, in each suite
Weekly rates	7 January – 20 March 2025 Euro 9375.- 21 March – 23 May 2025 Euro 10.625.- 24 May – 27 June 2025 Euro 13.125.-

28 June – 26 September 2025 Euro 15.625.-
27 September – 24 October 2025 Euro 13.125.-
25 October – 12 December 2025 Euro 10.625.-
13 December 2025 – 9 January 2026 Euro 15.625.-

Each additional person (max 2 for a total of 12 persons) Euro 50.- / day
There are available two sofabeds and two additional single beds (please select)

Inclusive

- Final cleaning; house, garden and pool maintenance;
- Utilities: water, gas during the summer months and electricity;
- daily light cleaning with change of towels if desired
- once a week full cleaning and change of linen and towels
- use of the professional kitchen
- heated outdoor swimming-pool and solarium
- chef's Barbecue and a Wood-burning Oven
- bathroom amenities, bathrobe and slippers
- Washing machine and dryer
- private parking behind the villa
- Mineral water
- coffee and tea (coffee maker and tea boiler in each suite)

**Exclusive
and
payable on
the spot
Breakage
deposit
& More**

Extra cleaning Euro 20.- / h; Extra bed linen change Euro 20.- per bed; hotel-style laundry service;
Heating on consumption; tourist tax Euro 1.- per day per person for a max of 7 days
Breakfast 20 €/person; Chef service, first shopping service

Euro 3000.- (can be deposited with your credit card)

**Screens in every bedroom,
air-conditioning/heating system in every suite,
due to the spacious panorama terrace, this villa is the perfect setting for your event
a car is not necessary due to the location in town**