



PANZANO IN CHIANTI (Province of Florence) **REF. 133**

Close to the lovely little town of Panzano in Chianti (in walking distance for those who like to hike), there is this nice and comfortable barn with two bedrooms. The house enjoys a private and very panoramic location overlooking the stunning landscape of the Chianti hills, the historical villas and the picturesque vineyards. The spacious terraces are the perfect setting for your outdoor dinners.

The owners live occasionally in the main house, but the vacation home can be booked also with exclusive use of the pool.

Closest village	Panzano in Chianti (1 km), Province of Florence
Distances	Panzano in Chianti 1 km, Siena 1 hour, Florence 1hour, Airport Florence 1 h 15 min
Sleeps max.	4 people
Bedrooms:	2 double bedrooms
Bathrooms	1 bathroom with shower at the ground floor 1 bathroom with tub and hand held shower at the first floor
Ground floor	From one of the terraces you enter the living room with big Tuscan fire place Dining area Kitchen with exit to a second terrace Bathroom with shower and washing machine Staircase to the 1st floor
1 st floor	Double bedroom Double bedroom at the open gallery overlooking the living area Bathroom with tub and hand held shower
Garden	outside dining, several terraces
Swimming Pool	6 x 12 m with furnished pool area
Views	outstanding on the famous vineyards of Panzano in Chianti and famous villas and castles

Location	private
Pets	no
Parking	Yes
Kitchen equipment	Oven, small refrigerator with small freezer, dish washer, tea kettle, coffee maker
Washing machine	Yes
Telephone	no
Internet	Yes, wifi
TV	Yes, Italian programs
Air Conditioning	Yes
	Also screens at the windows and fans
Weekly rates	High Season From 2 nd June 2017 to 21 st September 2017 Euro 1.650.- - the pool could be occasionally used by the owners Euro 1.850.- - exclusive use of the pool
	Low Season Euro 1550.-
Inclusive	Electricity up to 100 kW, cooking gas, water, use of swimming pool, use of BBQ weekly change of bed linen and towels, final cleaning, wireless Internet access, first supply of deteratives, cooking ingredients like salt, pepper, sugar, a few bottles of mineral water
Exclusive and payable on the spot	Gas consumption for Heating, electricity over 100 kW, firewood for fire place and BBQ, additional maid service Euro 12.- / hour, Tourist tax Euro 1,50 per person / night for a max of 7 nights, children under 14 years are excluded
Breakage deposit	Euro 250.-
& More	Pool towels, hair dryers provided, upon request: check in and check out any day of the week This is a private home and subsequently the owner is not permitted to supply bed linens, bathroom and swimming pool towels; these shall be arranged on your behalf directly by Chianti & more