



## CHIANTI & MORE

### PANZANO IN CHIANTI (Province of Florence) REF. 163

#### Elegant country style

The rambling 17th century farmhouse is located in the village of Panzano in Chianti and looks over the organic vineyards and olive groves of the famous Conca d'oro, one the best wine region within the Chianti Classico area. The views are magic and you will never get enough. The impressive stone-built villa with its traditional Tuscan architecture was exceptionally restored and divided into five spacious, luxurious apartments that meet highest standards for totally 28 guests. Each apartment is harmoniously furnished with antiques and Tuscan country-style pieces. Stylish fabrics and exquisite accessories complete the furnishing. Cosy bedrooms with beautiful iron beds and high quality bed linen create an outstanding atmosphere. All bathrooms are tastefully equipped. Each apartment has a private garden. The elegant swimming-pool (18 x 8 m) and a huge patio is shared. A separate meeting hall (suitable for meetings) and catering can be rented. Although the villa is privately located within old olive groves and wonderful vineyards, it is only a five minutes walk into the village of Panzano where there are shops, restaurants and wine bars. An invaluable advantage for relaxing vacation!

Closest village	<b>Panzano in Chianti (500 m), Province of Florence</b>
Distances	<b>Greve 8 km, Florence 33 km, Airport 1 hour</b>
Sleeps max.	<b>28 persons</b>
Apartments:	<b>5 spacious apartments for 8, 8, 6, 4 and 2 people (description see below)</b>
Bedrooms:	<b>14 double bedrooms</b>
Bathrooms	<b>14 ensuite bathrooms</b>
Interior space	<b>About 755 sqm</b>
Interiors	<b>Each apartment enjoys its own well equipped kitchen and dining area, living</b>

room, private terrace or garden

#### **Apartment 1**

**Interior space about 250 sqm**

**Ground floor: Private terrace, 4 double bedrooms (in two wings of the apartment) all with their own bathrooms, large country kitchen with dining area, spacious dining room with fire place, living room with views of the valley, large furnished and covered loggia – the apartment is on one floor**

#### **Apartment 2**

**Interior space about 103 sqm**

**Ground floor: Private terrace, living and dining area with fireplace and fully equipped kitchen**

**First floor: Queen sized bedroom with views to the valley, 2 bathrooms of which one ensuite to the queen sized bedroom**

**Second floor (tower): Truly romantic large master bedroom with king-sized bed and sweeping views of the valley, its bathroom is at the floor below**

#### **Apartment 3**

**Interior space about 140 sqm**

**Living room with dining area and fully equipped kitchen divided by a large fireplace, bedroom with ensuite bathroom (shower) and entrance to the garden, bathroom**

**Two large bedrooms with king sized beds, of which one with ensuite bathroom, the second bathroom is private, but not at the same level of the bedroom**

#### **Apartment 4:**

**Interior space about 210 sqm**

**Ground floor: Large living room with a spiral staircase (built around an ancient stone column) leading to the upper floor. A few steps down: two double rooms with views and each with ensuite bathroom, kitchen with dining area with views to the valley**

**First floor: 2 double bedrooms of which one with king size bed and one with queen size bed – both with ensuite bathrooms**

#### **Apartment 5:**

**Interior space about 55 sqm**

**Ground floor: Charming 2 person apartment with kitchen/dining area and living area / fire place, bathroom with shower (also for handicapped), large bedroom with king size bed with views to the garden, pool, organic vineyards and olive groves – the apartment is on one floor**

**furnished private terraces, large furnished and covered loggia**

**Yes (18 x 8 m), furnished pool area**

**Exceptional, on vineyards, olive groves and the rolling Tuscan hills**

**Private**

**no**

**Yes**

**Big refrigerator, dish washer, oven, coffee maker – in each of the five apartments**

**Yes, washing machines and dryers in the laundry room**

**Yes – a land line is available in each of the five apartments**

**Yes, free wireless connection**

Patio and Garden  
Swimming Pool  
Views  
Location  
Pets  
Parking lot  
Kitchen equipments  
Washing machine  
Telephone  
Internet

TV	<b>Yes (sat)</b>
Weekly rate entire property	<b>7 January 2025 to 17 April 2025 Euro 13.660.- 18 April 2025 to 31 October 2025 Euro 15.380.- 1 November 2025 to 22 December 2025 Euro 13.660.- 23 December 2025 to 6 January 2026 Euro 15.380.-</b>
Daily rate Entire property In case of a booking of 3 or 4 nights	<b>7 January 2025 to 17 April 2025 Euro 2130.- 18 April 2025 to 31 October 2025 Euro 2405.- 1 November 2025 to 22 December 2025 Euro 2130.- 23 December 2025 to 6 January 2026 Euro 2405.-</b>
Inclusive	<b>Electricity, cooking gas, water, use of swimming pool, mid week and final cleaning, use of wireless Internet, heating, Air Conditioning, fire wood, welcome gift at each apartment</b>
Exclusive and payable on the spot	<b>telephone, additional maid service, dinners upon request, meeting room, tourist tax Euro 2,00/per person over 14 years/max 7 nights</b>
Breakage deposit & More	<b>Euro 1000.- The village of Panzano is only a short walk away, tennis court available at the winery of the owners (about 2kms), the wine-cellar can be visited Air conditioning and screens in all bedrooms There are the outside areas with outdoor dining facilities for big groups The meeting room can be rented for a fee of Euro 250.- / day and seats up to 80 persons (equipment and catering are not included)</b>