



**CHIANTI
& MORE**

**PANZANO IN CHIANTI (Province of Florence)
REF. 264**

Deep in the Tuscan countryside there is located this outstanding villa with six bedrooms, seven bathrooms. A high end 18th century farmhouse set in a stunning location with impressive views of Chianti's most famous vineyards. Off the beaten track, the villa is surrounded by rolling hills, cypress rows and the classical Tuscan landscape.

The villa offers an authentic feel with its antique Terracotta floor and beamed ceilings. The owners have completed a restoration of the entire property including the most stunning outside dining areas for your entertainment, overlooking the pool, the garden and the lush countryside.

Activities

Cooking, swimming, walking in the olive groves, wine tastings, visits of the art cities

Closest village

Panzano in Chianti 3 km

Distances

Castellina in Chianti 8 km, Golf course Ugolino 27 km, Florence 34 km, Siena 50 min, Airport Florence 1 hour

Sleeps max.

12 people

Bedrooms

6 bedrooms (of which 5 doubles, 1 twin)

Bathrooms

7 bathrooms, of which 7 with shower, 1 with tub, 5 bathrooms are ensuite

Villa

Ground floor: entrance hall with fire place and comfortable chairs, dining room with breakfast table, dining room with large table and exit to the terrace, living room with fire place and exit to the garden, two double bedrooms with ensuite bathrooms (shower) and Air Conditioning, one bathroom with shower, kitchen, laundry

1st floor: 2 double bedrooms with ensuite bathrooms (shower), 1 double bedroom, 1 bathroom with tub, 1 twin bedded room (best for children) with small ensuite bathroom (shower)

Garden

Adjacent annexe: full gym, office

Terrace

Meticulously kept

Several furnished terraces and patios for outdoor dining, outdoor barbecue and refrigerator under a ivy covered loggia, very beautiful iron outdoor furnishing,

CHIANTI & MORE di Karin Dietz – P.IVA IT 05066120485 – C.C.I.A.A. n° 4200 – REA 539225

Piazza Bucciarelli 47 - 50020 Panzano in Chianti (Firenze) - Italia - Tel +39 055 852011

info@chianti-and-more.com

www.chianti-and-more.com

Swimming Pool	beautifully furnished gazebo in panoramic location with pizza oven
Views	Yes with elegant sun beds and umbrellas Stunning views onto the vineyards, the Chianti landscape and the Romanesque church San Leolino
Location	Private
Pets	no
Parking lot	Yes, within the fenced property
Kitchen equipment	Dish washer, oven, refrigerator, coffee maker, toaster
Washing machine	yes
Telephone	Yes, plus fax
wifi	Yes
TV	Yes (satellite), DVD, VCR, SAT TV also in the master bedroom
CD Player	Yes
Air Conditioning	Yes (except for the twin bedded room which is best for two children / teenagers)
Weekly rates	1 st January 2017 to 2nd June 2017 Euro 6.500.- 3 rd June 2017 to 16 th June 2017 Euro 6.875.- 17 th June 2017 until 15 th September 2017 Euro 8.500.- 16 th September 2017 to 30 th September 2017 Euro 6.875.- 1 st October 2017 to 31 st December 2017 Euro 6.500.-
Inclusive	Electricity, cooking gas, water, use of swimming pool, fire wood, wifi
Exclusive and payable on the spot	heating, telephone, tourist tax
Breakage deposit & More	Euro 1000.- Air Conditioning, screens at all bedroom windows, fans in all rooms, hairdryers provided.