



**CHIANTI  
& MORE**

### Ref. 380 - PANZANO IN CHIANTI

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Elegant and impressive villa in very panoramic and private location. The tastefully decorated house dates back to the 13<sup>th</sup> century when the main part of the building was constructed. It is surrounded by meticulously kept vineyards, silver-green olive groves, its Renaissance-style park and lush gardens from where you enjoy breathtaking views onto the uncontaminated Tuscan landscape.

Fine antiques, selected furniture and original Tuscan materials together with the professional staff service and facilities like the astro-turf tennis court and the picturesque swimming pool make the villa special and unique.

|             |  |
|-------------|--|
| Location    | <b>Panzano in Chianti (Firenze)</b>  |
| Distances   | <b>Panzano in Chianti 8 km, Greve in Chianti 8 km, closest restaurant 2 km, Florence 30 km, Siena 40 km</b>  |
| Sleeps max. | <b>11 people</b>   |
| Bedrooms    | <b>3 doubles with ensuite bathrooms, 1 single bedroom with ensuite bathroom, 2 twin bedded rooms, all bedrooms with Air Conditioning</b>   |
| Bathrooms   | <b>5 (of which four ensuite)</b>   |
| Villa       | <b>Ground floor:<br/>Entrance hall, billiard-room, large and cosy sitting room with fireplace and big glass doors opening to the garden, dining room with fire place opening to the terrace/ garden, kitchen opening to the terrace / garden, storage room, laundry<br/>First floor:<br/>3 double bedrooms with ensuite bathrooms, single bedroom with ensuite bathroom, bathroom with shower, two twin bedded room, library with fire place</b> |

|                                   |  |
|-----------------------------------|--|
| Views                             | <b>On the uncontaminated landscape, Tuscan castles and villas, rolling hills</b>   |
| Pool                              | <b>Very scenic, wonderful views, 14 x 7 m, open from May 17<sup>th</sup> to the end of</b>   |
| Terraces                          | <b>September</b>   |
| Garden                            | <b>Several terraces and outside dining in the patio</b>  |
| Bocce                             | <b>Renaissance-style garden, lawns, Tuscan garden and olive groves</b>   |
| Tennis                            | <b>Yes, private</b>  |
|                                   | <b>Yes, private</b>  |
| Pets                              | <b>No</b>  |
| Parking lot                       | <b>yes</b>   |
| Kitchen equipment                 | <b>Refrigerator with freezer, stove top, coffee maker, dishwasher, toaster, microwave, all kind of pots, pans, dishes, cutlery, glasses etc.</b>   |
| Air Conditioning                  | <b>Yes, in all bedrooms</b>  |
| Washing machine                   | <b>Yes</b>   |
| TV                                | <b>Yes (SAT) and VHS</b>   |
| DVD                               | <b>Yes</b>   |
| CD                                | <b>yes</b>   |
| Internet                          | <b>yes</b>   |
| Telephone                         | <b>yes</b>   |
| Weekly rates                      | <b>Low Season</b><br><b>1<sup>st</sup> February to 26<sup>th</sup> May 2017</b><br><b>30<sup>th</sup> September to 31<sup>st</sup> December 2017 Euro 6.000.-</b>  |
|                                   | <b>Mid Season</b><br><b>27<sup>th</sup> May to 30<sup>th</sup> June 2017</b><br><b>2<sup>nd</sup> September to 29<sup>th</sup> September 2017 Euro 7.500.-</b>   |
|                                   | <b>High Season</b><br><b>1<sup>st</sup> July to 1<sup>st</sup> September 2017 Euro 11.000.-</b>  |
| Inclusive                         | <b>Electricity, water, daily maid service (6 hours, 6 days per week), the housekeeper`s duties include general cleaning, plus the preparation of the breakfast table and the cooking of dinner (groceries are not included), food expenses and extra service is available and payable locally (Euro 12.- / hour), first shopping (except the groceries), cot upon request, final cleaning, weekly change of bed linen, Internet access</b> |
| Exclusive and payable on the spot | <b>telephone, heating, extra cleaning Euro 12.- / hour, extra towels, groceries for your first shopping, tourist tax</b>   |
| Breakage deposit                  | <b>Euro 1000.-</b>   |
| <b>&amp; More</b>                 | <b>The housekeeper lives on the estate in a separate house.</b><br><b>The access to the villa is a gravel road (ca. 3 kms).</b>  |