



**CHIANTI
&
MORE**

**PANZANO IN CHIANTI (Province of Florence)
REF. 103**

Spacious and very comfortable villa which belongs to a working family-run winery (organic production of Chianti Classico wines and olive oil) with about 400 sqm of interior space, in walking distance to the historical town of Panzano in Chianti. The villa sleeps 9(+1) persons and offers exceptional views onto the village of Panzano and its vineyards and olive groves.

Closest village	Panzano in Chianti (1 km), Province of Florence
Distances	Greve in Chianti 7 km, Florence 32 km, Siena 32 km, Airport 1 hour
Sleeps max.	9 (+1) people
Bedrooms:	4 double bedrooms, 1 room with small double bed (best for one adult or two children) and an additional single bed
Bathrooms	3 full bathrooms (of which one ensuite, one with shower and sauna, one with shower and sauna), 1 guest bathroom
Interior space	about 400 sqm
Ground floor	Suite with its separate entrance: sitting area, bedroom and ensuite bathroom (shower)
1st floor	Entrance hall, kitchen, dining area, guest bathroom 3 Double bed rooms, 1 suite with small double bed and a single bed, large living room, sitting room, 2 bathrooms (of which one with shower and sauna, one with shower and tub)
Garden	Meticulously kept
Patio	Loggia and patio, panoramic outside dining area
Swimming Pool	12 x 6 m in magnificent location, with pool heating (extra charge, upon request)
Views	Stunning, onto the Chianti landscape and the historical part of Panzano
Location	Very private
Pets	Upon request
Parking lot	Yes
Kitchen equipment	Oven, big refrigerator with freezer, microwave, dish washer, toaster, American

Washing machine	coffee maker
Telephone	Yes
Internet	Yes (for urban calls)
TV	Yes, wifi
CD-Player	Yes, SAT
Air Conditioning	Yes
Weekly rates	In three bedrooms at the first floor January, February, March, April 2022 Euro 3.850.- May 2022 Euro 4200.- June, July, August 2022 Euro 5.600.- September 2022 Euro 4.200.- October, November, December 2022 Euro 3.850.-
Inclusive	Electricity, cooking gas, water, use of swimming pool, wifi Internet, Air Conditioning in three bedrooms, baby bed upon request
Exclusive and payable on the spot	Heating, fire wood, telephone, pool gas heating (upon request), tourist tax
Breakage deposit & More	Euro 800.- Views! Location! Pool towels, hair dryer provided, screens at the bedroom windows The villa is located within the biodistrict of Panzano in Chianti