



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

	<b>coffee maker</b>
Washing machine	<b>Yes</b>
Telephone	<b>Yes (for urban calls)</b>
Internet	<b>Yes, wifi</b>
TV	<b>Yes, SAT</b>
CD-Player	<b>Yes</b>
Air Conditioning	<b>In three bedrooms at the first floor</b>
Weekly rates	<b>January, February, March Euro 3920.-</b> <b>April, May 2024 Euro 4200.-</b> <b>June, July, August, September 2024 Euro 6.300.-</b> <b>October, November, December 2024 Euro 4.200.-</b>
Inclusive	<b>Electricity, cooking gas, water, use of swimming pool, wifi Internet, Air Conditioning in three bedrooms, baby bed upon request</b>
Exclusive and payable on the spot	<b>Heating, fire wood, telephone, pool gas heating (upon request), tourist tax</b>
Breakage deposit & More	<b>Euro 800.-</b> <b>Views! Location!</b> <b>Pool towels, hair dryer provided, screens at the bedroom windows</b> <b>The villa is located within the biodistrict of Panzano in Chianti</b>