



CHIANTI & MORE

PANZANO IN CHIANTI (Province of Florence) REF. 109

This villa is a work of art in its own right. The realisation of this jewel was only possible through the perfect interplay between the subtle architectural design of the individual buildings and the conservation area planning process.

The architect, moreover, succeeded in carrying out state-of-the-art renovations which, at the same time, enhance the property's sustainability: ventilation technology, underfloor heating, 5 cm-thick adobe plaster, energy-saving windows and doors and air-conditioning ensure a pleasant, healthy interior climate all year long.

The estate comprises several buildings:

- Heritage villa
- Tower villa
- San Pietro Martyr Chapel
- Wellness house
- Bath house

Due to hill-top location of the property with 340m altitude there are stunning 360 degree views just across the surrounding vineyards, olive groves, on the Monte San Michele, the highest mountain of the Chianti (893m), and in distance the Apennine mountains (1,000m)

The grounds cover an area of some 5 hectares. The country estate is surrounded by beautiful olive groves, vineyards and holm oak forests offering a multitude of walking paths.

The cypress-lined driveway leading to the estate is like something you would find in a picture book. Car access and parking spaces are situated unobtrusively in the olive grove so that the entire estate between the chapel and the main buildings remains a pristine haven.

Each building leads out into its own garden area. Furnished like lounges, the terraces and gazebos offer idyllic spots in which to rest and relax.

The kitchen house offers every modern convenience for celebrations or elegant dining on the terrace. Boasting a diameter of 2 metres, the centuries-old wood-fired oven used to provide for the whole village. The smokers' lounge is also situated here.

Beneath the terrace and enjoying a breathtaking view is the 12-metre pool complete with cabanas, daybeds and a lounge on the wide wooden sundeck.

The San Pietro Martyr Chapel was built in 1580 by Ludovico da Verrazzano. The paintings and the altar are currently under restoration. The chapel has space for 15 people for wedding ceremonies. On leaving the chapel, the view of the setting sun is simply stunning, while its forecourt offers an idyllic spot for meditation.

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

Closest village **Panzano in Chianti 6 km**

Distances **Greve in Chianti 6 km, Golf course Ugolino 20 km, Florence 30 km, Siena 40 km, Airport Florence 1 hours**

Sleeps max. **18**

Suites

Suites

Boasting picture-book views from every window, all the suites are spaciouly laid out (most comprise two rooms), furnished with 5-star box spring beds (king size, 180 cm wide with a mattress depth of 40 cm and luxurious toppers), partially an open fireplace, individually designed with designer fabrics from Tricia Guild and Kenzo and antique Persian rugs from the owner-family's own valuable collection.

The suites all have exposed natural stone walls and Serena stone edging, temperature and humidity regulating adobe-clad walls and glossy, silky-smooth stucco lustro, centuries-old cotto floors or parquet flooring made from old wine barrels, individually adjustable air conditioning, flat screen LED televisions and Broadband Internet access.

All the suites have luxurious bathrooms (some integrated into the room) finished in hand-selected marble and appointed with XL showers with chromotherapy rain shower heads, handmade marble shower bases, freestanding washbasins set on custom-made marble tables and partially freestanding designer cast stone bathtubs. Each with a window boasting breathtaking views, the bathrooms offer the perfect place to linger and relax.

Villa **The living space includes a dining room/lounge/bar, the smokers' lounge and the wine cellar for tastings.**

The interior furnishings in the living areas exude a subtle, eclectic flair that radiates a historic feel. Elegant and classical, the interiors are designed in shades of beige and grey that accentuate the charm of the historic buildings. Lavishly-sized armchairs from various eras offer luxuriant comfort for relaxing or catching up with the rest of the world.

A long-standing local carpenter from Panzano handcrafted the parquet flooring out of old wine barrels, the red wine stains and the aroma of which have remained preserved until today. An oversized bar counter was created out of a 10 metre-long roof beam of precious holm oak (which could no longer fulfil its original function as a result of the current earthquake protection regulations).

Further characteristic features of the buildings include walls, at least one in every room, that have been elaborately restored back to their natural stone state, with several of the structures dating back 1,000 years, and old Serena stone door frames and sills, some of which were renovated and others replaced by new hand-crafted ones.

Garden	Spacious, very nice plants, relaxing ambience
Terrace	Several terraces and patios with outdoor dining areas
Pool	Yes, 12 m, private, heatable Euro 900.- / week for a temperature of 27 degrees Celsius
Spa	The Private Wellness Center comprises

The Wellness House – formerly a spacious barn now housing two beds, a whirlpool, an open fireplace and a relaxation area

The Bath House – spacious marble hammam with floor-to-ceiling windows and a view of the vineyards

The outdoor well-being area with a 12-metre pool surrounded by day beds and sun terraces

The yoga plateau for guided retreats or individual training

The indoor gym with Technogym equipment

Philosophy:

The untouched authenticity of Tuscany, combined with the close-to-nature interior design create the basis for our wellness philosophy. We believe in traditional health approaches not using technical equipment or invasive procedures.

The body rituals have been conceived exclusively for self-application in the wellness house and bath house. We provide the individual, finest-quality care products (exfoliants, bath additives, body wraps) and you can use the products together with your partner or friends, alone in contemplative calm.

Our recommended shiatsu specialist and TCM doctor are available on request.

Wellness House

Accommodated in what was formerly an ancient barn, the design of the wellness house was an elaborate architectural undertaking. The spectacular private room offers optimum comfort for guests who need to relax and unwind.

With a design that combines antique elements with exquisite new marble, the area includes a double whirlpool, a massage/colour therapy shower, an open fireplace, a relaxation gallery and a panoramic window offering a view of the Castle of Panzano. The long-standing smith from the town of Greve was able to restore the old, damaged iron spiral staircase and make it functional again for accessing the gallery.

Bath House

The Bath House too was given a building all to itself – namely the former sty.

Here the owner fulfilled her personal dream of integrating the bath house into the surroundings to the extent that you feel as though you are actually lying in the vineyard.

Detox in its purest form – here the ancient tradition of the hammam comes to life with the ceremony of washings and exfoliations.

A panoramic terrace complete with spectacular views, an open-air shower made of old, natural stone, a screened-off outdoor area and a jacuzzi with space for 5 round off the hammam experience.

Fitness

Pool

Not only can guests enjoy the sunrise from the 12 metre long pool offering unobstructed 180-degree views, they can savour the last rays of sunshine until well into the evening. The pool is sunk into a

spacious wooden terrace with comfortable, shady day beds and loungers. Every suite has its own day bed which is covered with fresh towels every morning and where guests can leave their personal items, such as books etc., throughout the day.

Outdoor Jacuzzi

Yoga/Pilates

Practise yoga at sunrise beside the pool, or at sunset on the spacious yoga plateau on the other side of the chapel. This is also where special yoga and Pilates retreats take place.

Views	Stunning view onto the Chianti landscape
Location	Private
Pets	no
Parking lot	Yes for several cars
Kitchen equipment	Every morning Gourmet Breakfast offers everything to your heart's desire. The professional Kitchen is well equipped and leaves nothing to desire. For Dinner the decision is yours: Do you prefer our Chef Service with an Italian 4 course menu selection? Would you like to do your own cooking in a chef's kitchen? May we recommend one of the many nearby restaurants and organize transportation? We will be happy to organize anything according to your desires.
Telephone	Yes
TV	Yes (satellite), DVD (multi region) with large collection of videos and DVDs
Internet	Wifi, all over the property
Weekly rates	April, May Euro 37.800.- June, July Euro 53.200.- August, September Euro 45.500.- October Euro 37.800.-
Inclusive	<ul style="list-style-type: none">• Concierge Service (english speaking)• Daily maid service with towel change (Egypt cotton bed linens 2/week)• Robes and toiletries• Pool towels provided daily• Daily Breakfast Service• Fridge stocked with non-alcoholic beverages• Beverage center stocked with coffee and tea• Pool and Yard maintenance• Utilities (power, water, heat, AC and Wi-Fi)• Janitor on call daily 12 hours
Exclusive and payable on the spot	<ul style="list-style-type: none">• Chefs service for dinner (Price per menu/ person including service and cleaning up)• Spa Treatments (Shiatsu and Swedish Massage)• Private Driver• Pool heating
Breakage	Euro 10.000.- (deposited by credit card)

1. Housekeeping

We provide housekeeping every day (Mo-Su). The housekeeper lives in the staff apartment on the property and the guests can decide, when they want their rooms cleaned. Normally he is doing the rooms during breakfast - however he also cleans the communal spaces and the terraces and prepares the pool area with mattresses and pool towels. The linen we change Saturday and Tuesday (or Wednesday). The towels - if the guest prefers - every day.

2. Concierge/ Reception

During the check in the English speaking receptionist will help you to plan everything for the week. Of course it is possible to do this before during the booking process as well.

3. Breakfast

We offer Parma Ham and Fennel Salami freshly sliced and a Pecorino Cheese selection as well as fresh Fruit, Muesli, Organic Jams and Honey. A selection of Breads is fresh out of the oven. All kind of Coffee or Tea and of course fresh pressed Orange Juice is available. The chef prepares every morning the table for breakfast at their preferred terrace and helps serving the breakfast.

Coffee, Tea and all non alcoholics are always available in the fridges to serve yourself and without charge.

4. Dinner

We offer our chefs service for a 4 course dinner - we charge € 50/ person
The tables will be covered with linen and candles and the rate includes the service and cleaning up.

5. Wine/ Bar

The guests can always use the historic wine cellar. There you can find our selection of local wines from the most famous vineyard around like Antinori, Fontodi, Cavalli etc. We offer you these wines at the price level of the wineries or wineshops in Greve. They can also bring or buy their own wine.

In the bar we provide a selection of bottles, which they can use in an "honesty principle". If you have special wishes for your cocktails we will fill up the bar for you. Here we only charge the retail prices as well.

6. Spa

We are working together with a Shiatsu therapist (fluent english speaking) or traditional masage – 60 minutes rate is € 100.

The owner informs:

"The best architect was, in any case, the house, or rather the ruin, itself – we really didn't want to change all that much because there's a reason for everything having been built the way it was. Our task, rather, was to find out how everything had looked originally and find a way of incorporating high technical standards, in keeping with environmentally sustainable criteria, without compromising the historic appearance. For example, we now have ventilated underflooring, underfloor heating where possible, windows that comply with the very latest energy standards, large rainwater cisterns and even biological sewage filtration."

The Relais offers the perfect setting for very special events

Family or friends get-togethers (weddings, birthdays)

Retreats (sport, yoga, well-being)

Management meetings