



**CHIANTI  
&  
MORE**

## **PANZANO IN CHIANTI (Province of Florence)** **REF. 110**

Traditional Tuscan farmhouse in very panoramic location about 2 km from the medieval town of Panzano in Chianti. The beautiful villa sleeps 14 people and is divided into two parts (each with fully equipped kitchen, dining and living area) and a separate barn. The parts are not rented out to different groups. The entrances of these two parts at the main house are adjacent, the barn is only 10 metres from the main house. The guests enjoy a meticulously kept garden, several spacious and panoramic outside dining areas and a pool surrounded by mediterranean blooming plants and vineyards.

Closest village	<b>Panzano in Chianti 2 km</b>
Distances	<b>Greve in Chianti 8 km, Florence 33 km, Siena 60 min, Airport Florence 1 hour</b>
Sleeps max.	<b>12 or 14 people</b>
Bedrooms Villa	<b>5 double bedrooms, 1 twin bedded room</b>
Bathrooms Villa	<b>5 (of which one with tub and shower, 2 with shower)</b>
Bedrooms Barn	<b>1 (one double)</b>
Bathrooms Barn	<b>1 (with shower)</b>
Villa	<p>consists of two parts with two adjacent entrances which can not be rented separately</p> <p><b>Part 1: kitchen with fire place, spacious living room with SAT TV, music system and exit to the terrace, bright dining area with exit to the terrace, master bedroom with exit to the garden, bathroom (shower and tub), laundry room</b></p> <p><b>Part 2: ground floor: kitchen, dining area with fire place, living area with exit to the terrace, 4 double bedrooms, 3 bathrooms, studio with sitting area and computer (wireless DSL Internet access)</b>  <b>1<sup>st</sup> floor (steep and narrow wooden staircase): twin bedded room and ensuite bathroom with shower</b></p>
Barn	<p><b>Ground floor: open space with living room and double bedroom, kitchen</b>  <b>Basement: bathroom with shower</b></p>
Cottage	<b>Dining room for large parties, the room can be also used for yoga classes</b>
Garden	<b>Very well kept, boccia court, table tennis</b>
Terrace	<b>Several terraces and patios with outdoor barbecue, outside dining, pizza oven</b>
Swimming Pool	<b>Yes, 12 x 6 m</b>
Views	<b>Onto the Tuscan landscape</b>
Location	<b>Very private</b>
Pets	<b>No</b>
Parking lot	<b>Yes</b>

Kitchen equipment	2 kitchens in the villa, both with refrigerator, oven, dishwasher, American coffee maker, toaster, microwave, tea kettle 1 kitchen in the barn: dishwasher, oven, refrigerator
Washing machine	yes & dryer
Telephone	Yes + wireless DSL Internet access
TV	Yes (satellite)
HiFi	Yes and ipod dock
Internet	Yes, wireless DSL
Weekly rates	<p><u>For 12 people / 6 bedrooms</u>  5<sup>th</sup> Jan – 12<sup>th</sup> April, 2019  27<sup>th</sup> April – 3<sup>rd</sup> May 2019  28<sup>th</sup> Sept – 13<sup>th</sup> Dec, 2019: Euro 4825.-</p> <p>13<sup>th</sup> April – 26<sup>th</sup> April 2019  29<sup>th</sup> June – 30<sup>th</sup> August 2019  14<sup>th</sup> Dec 2019– 4<sup>th</sup> January 2020: Euro 6190.-</p> <p>4<sup>th</sup> May – 28<sup>th</sup> June, 2019  31<sup>st</sup> August – 27<sup>th</sup> Sept, 2019: Euro 5450.-</p> <p><u>For 14 people / 7 bedrooms</u>  5<sup>th</sup> Jan – 12<sup>th</sup> April, 2019  27<sup>th</sup> April – 3<sup>rd</sup> May 2019  28<sup>th</sup> Sept – 13<sup>th</sup> Dec, 2019: Euro 5500.-</p> <p>13<sup>th</sup> April – 26<sup>th</sup> April 2019  29<sup>th</sup> June – 30<sup>th</sup> August 2019  14<sup>th</sup> Dec 2018– 4<sup>th</sup> January 2020: Euro 7125.-</p> <p>4<sup>th</sup> May – 28<sup>th</sup> June, 2019  31<sup>st</sup> August – 27<sup>th</sup> Sept, 2019: Euro 6250.-</p>
Inclusive	Electricity, cooking gas, water, use of swimming pool, towels and sheets provided by local supplier, wireless Internet, final cleaning provided by local supplier
Exclusive and payable on the spot	Heating, telephone, tourist tax
Breakage deposit & More	Euro 400.- privacy, screens at all bedroom windows, fans in all bedrooms