



**CHIANTI
&
MORE**

PANZANO IN CHIANTI (Province of Florence) REF. 111

The spacious high end villa has been remodeled and equipped as the residence for a thriving boutique vineyard. This luxurious stone farmhouse belongs to a prestigious winery within the famous vineyards of Panzano in Chianti and is suitable for 10 or for 12(+1) people. The villa offers over 420 sqm (4400 sqft) of living space and reflects traditional Tuscan architecture with white-washed or stone walls, wood beamed ceilings and cotto floors. In case you need more space, the incorporated wing for 2(+1) persons with about 80 sqm can be added. The villa sits on 53 hectares (130 acres) of its own vineyard and woodland. This luxurious stone farmhouse is conveniently located near the village of Panzano (3 km) with shops and facilities. Some of the highlights are the large gourmet kitchen / dining room with separate “work kitchen” and the gym (with flat screen TV)

Activities	Cooking, swimming, walking in the olive groves, wine tastings, visits of the art cities
Closest village	Panzano in Chianti 3 km
Distances	Castellina in Chianti 8 km, Golf course Ugolino 27 km, Florence 34 km, Siena 40 min, Airport Florence 1,5 hours
Sleeps max.	10 (+1) people Or 12 (+2) people
Bedrooms	5 doubles, 2 can be prepared as twins, one with Air Conditioning
Bathrooms	5 (4 with shower, 1 with tub)
Villa	Ground floor: small courtyard, gym with wide screen TV, very well equipped kitchen/dining room with fire place (suitable for grilling), work kitchen, bathroom with shower, laundry room, spacious patio
Apartment	1st floor: double bedroom with fireplace and en-suite bathroom (shower), small private patio, living room with exit to the larger patio, double bedroom with sofa bed, fireplace, dressing room and en-suite bathroom (shower), double bedroom with small private balcony and en-suite bathroom (shower), 2 double bedrooms, bathroom with tub and shower Spacious living room with dining area and well equipped kitchen, double bedroom with en-suite bathroom (shower) and exit to the terrace, storage room with washing machine and dryer, small bedroom for one child or a teenager
Garden	Spacious, lawn
Terrace	Several terraces and patios with outdoor barbecue, outdoor heating next to the dining table for 10 or more
Pool	Yes, 15 m, private
Views	Stunning view onto the Tuscan landscape
Location	Private

Despite the ongoing winemaking, the property is for the sole use of the renters who enjoy complete privacy and are not disturbed

Pets	no
Parking lot	yes
Kitchen equipment	Table for 12, granite island, cabinets and appliances for gourmet cooking, Gaggenau oven and microwave, Rossieres gas stove with 2 additional ovens and two smallish sinks for food preparation, raised fireplace suitable for grilling, Sub-Zero refrigerator/freezer, dishwasher, large sink
Washer	yes and dryer
Telephone	Yes (cell phone with prepaid card of Euro 20.-), laptop-use with Internet access free
TV	Yes (satellite), VHS, DVD (multi region) with large collection of videos and DVDs
Internet	wifi
Weekly rates	Villa for 10 (+1) persons: 23rd May 2020 to 11th September 2020 Euro 5900.- Additional apartment for 2 (+2) persons: 23rd May 2020 to 11th September 2020: Euro 1500.-
Inclusive	Electricity, cooking gas, water, use of swimming pool, tourist tax
Exclusive and payable on the spot	Heating, telephone
Breakage deposit	Euro 1000.-
& More	Gym with top of the line equipment, a Life Cycle stationary bicycle, a True treadmill, a rowing machine, a crosstrainer and hand weights, flat screen TV in the gym; laptop provided; Center bedroom has air-conditioning, all others have ceiling fans, screens and excellent air flow. Hairdryer in each bathroom. All natural shampoo, conditioner and soap provided. Basic provisions provided (ie dish & laundry detergent, paper towels, soap, sponges, toilet paper, and trash bags).