



**CHIANTI
& MORE**

**PANZANO IN CHIANTI (Province of Florence)
REF. 129**

This high end villa for 8 persons enjoys a very quiet location, outstanding views and assures relaxing holidays in an uncontaminated environment.

The bright and well cared villa was tastefully restored during the past two years by the current owners and offers now contemporary comfort in a private setting far from noisy roads, crowded towns and hectic traffic.

The classy travertine pool (12 x 6 m) and the stylish pool area in white travertine stone are very spacious and elegantly lit during the night.

Please help yourself in the rich vegetable garden, select your fresh herbs in the herb garden and pluck ripe apricots, peaches, figs and plumbs from the numerous trees. A fantastic experience!

Closest village	Panzano in Chianti (7 km)
Distances	Greve in Chianti 10 km, Panzano in Chianti 7 km, Florence 1 h, Siena 1 h, Airport Florence 1 hour, Airport Rome 3 hours
Sleeps max.	8 people
Bedrooms:	4 bedrooms of which 1 twin bedded room best for two children or teenagers
Bathrooms	3 full elegant bathrooms, of which 1 en-suite with tub and 2 shared bathrooms with shower
Interior space	about 250 sqm
Ground floor	Entrance from the garden, entrance hall, dining room with exit to the garden, A few steps down: area with a desk A few steps down: living room with fireplace and SAT TV spacious kitchen with second dining table and exit to the terrace, laundry and storage room, full bathroom with shower (new renovated)
1st floor	double bedroom with en-suite bathroom (Jacuzzi tub), TV and exit to a side terrace and the garden,

	<p>double bedroom with very panoramic balcony and TV double bedroom with big arched windows and TV twin bedded room (best for two teenagers or two children) with TV bathroom (shower)</p>
Terrace	<p>spacious outside dining area with outdoor gas-heating access from the kitchen, the living room and from the pool area two BBQ areas, one covered next to the entrance, one with a summer kitchen</p>
Garden	<p>Lawn, terraces, covered outside dining area with garden gas-heating Vegetable garden, herb garden, boule – court</p>
Swimming Pool	<p>Elegant travertine pool, 6 x 12 metres, salt water, several toys and items for children available, the pool and the pool area are elegantly lit with LED lamps, stylish lounge at the pool</p>
Gym	<p>Yes, well equipped Available also two mountain bikes with helmets</p>
Views	<p>outstanding on the Chianti hills and the uncontaminated landscape</p>
Location	<p>Very private</p>
Pets	<p>No</p>
Parking lot	<p>Yes, fenced</p>
Kitchen equipment	<p>Oven, dish washer, refrigerator and freezer, additional big refrigerator / freezer in the pantry room, tea kettle, high end equipment and items, stove top, microwave, American coffee maker, toaster</p>
Washing machine	<p>Yes</p>
Internet	<p>Wifi Internet access</p>
TV	<p>Yes – satellite flat screen TVs in the living room and in all bedrooms</p>
CD-Player	<p>Yes</p>
iPod Dock	<p>yes</p>
Air Conditioning	<p>Yes, in all bedrooms (also screens)</p>
Weekly rates	<p>1st January 2022 – 27th May 2022 Euro 5.900.- 28th May 2022 – 26th August 2022 Euro 6.200.- 27th August 2022 – 31st December 2022 Euro 5.900.-</p>
Inclusive	<p>Electricity up to 300kW, cooking gas, water, use of swimming pool, final cleaning, wifi Internet, bed linen and towels, one bottle of wine and one bottle of olive oil, use of vegetable garden for personal consumption, use of herb garden, use of gym, use of mountain bikes and helmets, use of boule - court</p>
Exclusive and payable on the spot	<p>Electricity over 300kW, heating, fire wood, additional maid service (Euro 12.-), dinners upon request, first shopping, baby sitter, breakfast service, tourist tax</p>
Breakage deposit & More	<p>Euro 1.000.- Completely and very tastefully restored, Hairdryers, pool towels provided, first supply of paper towels, soaps and detergents provided Access over a dirt road of 2, 4 kms 2 Mountain bikes and helmets available Screens at the bedroom windows There are plenty of pool-items and games for children</p>