



**PANZANO IN CHIANTI (Province of Florence)**  
**REF. 133**

Close to the lovely little town of Panzano in Chianti (in walking distance for those who like to hike), there is this nice and comfortable barn with two bedrooms. The house enjoys a private and very panoramic location overlooking the stunning landscape of the Chianti hills, the historical villas and the picturesque vineyards. The spacious terraces are the perfect setting for your outdoor dinners.

The owners live occasionally in the main house and use the pool every once a while.

Closest village	<b>Panzano in Chianti (1 km), Province of Florence</b>
Distances	<b>Panzano in Chianti 1 km, Siena 1 hour, Florence 1hour, Airport Florence 1 h 15 min</b>
Sleeps max.	<b>4 people</b>
Bedrooms:	<b>2 double bedrooms</b>
Bathrooms	<b>1 bathroom with shower at the ground floor 1 bathroom with tub and hand held shower at the first floor</b>
Ground floor	<b>From one of the terraces you enter the living room with big Tuscan fire place Dining area Kitchen with exit to a second terrace Bathroom with shower and washing machine Staircase to the 1<sup>st</sup> floor</b>
1 <sup>st</sup> floor	<b>Double bedroom Double bedroom at the open gallery overlooking the living area Bathroom with tub and hand held shower</b>
Garden	<b>outside dining, several terraces</b>
Swimming Pool	<b>6 x 12 m with furnished pool area, the pool is used occasionally by the owners</b>
Views	<b>outstanding on the famous vineyards of Panzano in Chianti and famous villas and</b>

## castles

Location	<b>private</b>
Pets	<b>no</b>
Parking	<b>Yes</b>
Kitchen equipment	<b>Oven, small refrigerator with small freezer, dish washer, tea kettle, coffee maker</b>
Washing machine	<b>Yes</b>
Telephone	<b>no</b>
Internet	<b>Yes, wifi</b>
TV	<b>Yes, Italian programs</b>
Air Conditioning	<b>Yes</b>
	<b>Also screens at the windows and fans</b>
Weekly rates	<b>High Season</b> <b>From 8<sup>th</sup> June 2019 to 27<sup>th</sup> September 2018</b> <b>Euro 2.000.-</b>
	<b>Low Season</b> <b>Euro 1.800.-</b>
Inclusive	<b>Electricity up to 100 kW, cooking gas, water, use of swimming pool, use of BBQ weekly change of bed linen and towels, final cleaning, wireless Internet access, first supply of deteratives, cooking ingredients like salt, pepper, sugar, a few bottles of mineral water</b>
Exclusive and payable on the spot	<b>Gas consumption for Heating Euro 1,50 m3, electricity over 100 kW, firewood for fire place and BBQ, additional maid service Euro 12.- / hour, Tourist tax Euro 1,50 per person / night for a max of 7 nights, children under 14 years are excluded</b>
Breakage deposit	<b>Euro 250.-</b>
<b>&amp; More</b>	<b>Pool towels, hair dryers provided, upon request and / or in low season: check in and check out any day of the week</b>