



## **PANZANO IN CHIANTI (Province of Florence)**

### **REF. 142**

Welcome. We are a recently restored 14th century convent located close to the Romanesque Church Pieve di San Leolino, a short walk from Panzano in Chianti. Known for its excellent organic wines and olive oil, Panzano is a charming medieval village with shops, organic wineries and restaurants.

The villa was completely renovated in 2019, focusing on casual comfort, style and the natural beauty of its situation looking towards the hills of Lamole and Volpaia, the owners brought the villa up to a high standard befitting a demanding clientele.

The interiors have been designed and furnished with a mix of contemporary and antique furniture, in keeping with the style of the restoration. There are 6 large air-conditioned bedrooms, each with its own fully renovated bathroom with large walk-in rain showers (3 have bathtubs as well). all bedrooms have sitting areas for quiet rests or simply relaxing and curling up with a book.

The living room is comfortably furnished with plenty of soft cushy sofas for resting out of the sun, there is a media room with a large sofa and theatre seats, and a large sun filled chef's kitchen for cooking classes or pizza parties. Further there is a fully equipped air-conditioned gym.

An impressive courtyard which is dominated by an antique watch tower, provides a lovely space for candlelit, lemon scented al fresco dining. The estate has extensive olive groves and a vineyard for gentle walks. The villa has been designed around a desire for indulging in the natural beauty of the villa and its surroundings, with naturalistic planting schemes, an abundance of fresh herbs and lavender filling the air with their scent. An infinity swimming pool and cedar hot tub overlook the olive grove (the oil is served throughout the week, and available to purchase); orchards, vegetable gardens and fresh eggs from our chickens are available for your pleasure. we invite you to let the Villa embrace you in its heavenly scents and intoxicating charm.

<b>Activities</b>	Sightseeing, walking and biking in the olive groves and vineyards, relaxing, culture
<b>Suitable for</b>	nature lovers, food and wine lovers, bikers, couples, families, sightseers
<b>Closest town</b>	Panzano in Chianti (2 kms)
<b>Distances</b>	Closest shops 2 km, closest restaurants 2 km, Florence 1 h Airport Florence 1 hour 15 minutes, Greve in Chianti 15 min

<b>Sleeps max.</b>	12 Guests	2
<b>Bedrooms</b>	3 Bedrooms are Super King,/American King size, one of these can be split into 2 singles and the rest of the beds are American Queen size/English King:	
	4 bedrooms are on the first floor	
	1 bedroom is on the ground floor	
	1 is in the upper tower	
<b>Bathrooms Villa</b>	6 ensuite bathrooms, all with large walk-in rain showers and 3 have bathtubs as well	
	Spacious villa with about 600 sqm	
	Medieval inner court yard with an impressive stone stair case, an antique fountain and the impressive watch tower	
	The furnished courtyard invites to al fresco dining	
	Ground floor:	
	Impressing entrance area with access to the historical inner courtyard with dining area, antique stone stairs to the first floor	
	Sitting area with fire place	
	Spacious living area with fire place and plenty of soft cushy sofas for resting out of the sun large sun filled chef's kitchen for cooking classes or pizza parties. fully equipped air-conditioned gym.	
	Bright indoor dining area	
	Working kitchen / Pantry	
	TV / Media room with a large sofa and theatre seats	
	One double bedroom with ensuite bathroom	
	First floor:	
	4 double bedrooms with ensuite bathrooms	
	Tower:	
	Suite with bedroom, sitting area and ensuite bathroom	
<b>Gym</b>	Yes, at the ground floor of the villa, sauna, table tennis, Badminton court	
<b>Garden</b>	Spacious Terraces with several, well equipped outdoor dining areas, private garden overlooking the valley and surrounding vineyards Several Outdoor tables for 12 under the shade of the oak tree, and in the courtyard for al fresco dining Table for 6 outside the kitchen and on the terrace but mostly, people will eat in the courtyard which can accommodate 12 two additional portable sonos speakers for outside use	
<b>Swimming Pool</b>	Private infinity magnesium salt water pool (heated at an extra charge) yoga and Pilates can be arranged at the platform at the pool poolhouse with indoor shower and a minibar with fridge also cedar hot tub under a pergola for shade	
<b>Views</b>	Outstanding on the Tuscan country side, the vineyards and Chianti hills	
<b>Location</b>	Private	
<b>Pets</b>	Preferably not	
<b>Parking</b>	Yes, for several cars	
<b>Kitchen equipment</b>	High end, contemporary equipment	
<b>Laundry room</b>	washing machine	



<b>TV</b>	Apple TV, Netflix and Amazon Prime and regional satellite (a second TV is in the gym)
<b>Air Conditioning</b>	yes, throughout the villa
<b>Heating</b>	yes, underfloor heating
<b>wiFi</b>	Yes throughout the property
<b>safe</b>	Yes, in all bedrooms

## Included

Chef one meal a day either lunch or dinner (food cost excluded)  
 Saturday night welcome dinner  
 Continental breakfast served daily  
 Pizza night at the villa, with local wine or artisanal beer tasting. The artisanal pizzaioli are coming from the award winning Gambero Rosso Restaurant Orto del Cigno to the villa; Wednesday nights and will create pizza in the ancient wood oven in the villa courtyard  
 There will be 1 or 2 cleaners for a total of 8 hours per day, usually 9 AM – 1 PM  
 Mid-week towel change  
 Turndown service in the evening  
 The villa manager is on hand to help throughout the stay. During the hours of breakfast service and housekeeping she is normally available. That can be a great time to catch up with guests and assist them with anything they may need. Her weekly day off is Tuesday  
 A/C everywhere. Please note that there will be a surcharge of €50 per room per day for windows and/or doors left open in bedrooms or gym  
 Laundry for guest's use  
 wifi throughout the property  
 sonos system in common rooms, two additional portable sonos speakers for outside use  
 air conditioned gym with technogym rower and spin bike, pilates equipment, a TRX, free weights, resistance bands and there are also windows on both sides for naturally cooling breezes  
 Apple TV, Netflix and Amazon Prime and regional satellite (a second TV is in the gym)  
 A/C in all bedrooms  
 magnesium salt water pool (heated at an extra charge)  
 pizza oven natural cedar hot tub at pool infra-red and  
 Swedish sauna Bocce court and ping pong  
 changing room and bathroom in the poolhouse with indoor shower and a minibar with fridge  
 crib for children available

## Excluded

Dinners and Chef service special grocery requests can be provided for arrival, charged at cost  
 an excellent choice of local wines can be purchased from our wine cellar  
 Laundry and mid-week linen change will be charged as an extra  
 There are 4 electric bikes at the property which can be used at extra charge and additional bikes can be arranged prior to arrival  
 Yoga can be arranged for the yoga platform at the pool and there is some Pilates equipment in the gym  
 Pool heating  
 If guests wish to cook their own meals, the villa can provide additional housekeeping to help clean at €25/hour, with a 2-hour minimum. Villa needs to ensure the breakfast staff can start work in a clean kitchen each morning.  
**Pool heating: €400 euros a week**  
**A/C extra per week 150 euro months June, July, August, Sept (or when needed)**  
 Extra maid service: €20/25hour  
 Waiter service available upon request  
 Laundry and mid-week linen change will be charged extra  
 E-bike and bicycle delivery to the villa 45 euros a day for e-bikes  
 Special grocery requests can be provided for arrival, charged at cost 50 Euro  
 An excellent choice of local wines can be purchased from the villa wine cellar  
 Yoga can be arranged and there is some Pilates equipment at the villa  
 Organic honey from our 10 beehives, carefully tended by our resident bees and beekeepers. They are delighted to have guests tour the bee area with them observe the honey-making process up close in protective suits for a safe and educational experience



Herbal teas made in house from our medicinal gardens  
A flourishing vegetable garden and free-range chickens, providing fresh daily organic eggs and organic produce. All ingredients are expertly prepared by our in-house chefs, delivering a genuine farm-to-table culinary journey

<b>Breakage deposit</b>	can be deposited with your credit card
<b>&amp; More</b>	Five star accommodation inside and outside
<b>Weekly rate</b>	6 January – 14 April 2026 Euro 35.500.- 15 April – 14 May 2026 Euro 38.000.- 15 May – 30 September 2026 Euro 42.500.- 1 October – 15 October 2026 Euro 38.000.- 4 November – 19 December 2026 Euro 35.500.-

