



**CHIANTI
&
MORE**

PANZANO IN CHIANTI (Province of Florence) REF. 144

The Tuscan villa is an over 900 years old former farm house up on the southern flanks of one of the most famous wine regions of Italy, Chianti Classico.

The stone walled mansion is embedded in a lusciously verdant, typically Tuscan garden landscape. There are terraces, patios and a pergola at your disposition. You will find the classical Tuscan rustic architecture of stone walls, wood beamed ceilings and marble surfaces.

There are 2 floors, totalling to 420 square meters tiled with terracotta:
five bedrooms, four bathrooms, two living rooms of which one with sofa bed, a dining room, a complete kitchen and a panoramic swimming pool. All bedrooms are equipped with ceiling fans and window screens. The house has two staircases and several exits unto picturesque areas.

The estate is situated near the hilltop wine village Panzano in Chianti, exactly halfway between Florence and Siena. The famous Conca d'Oro, the 'Golden Basin' and the surrounding hillsides produce some of the world's most renowned Chianti Classico wines.

A vivid mixture of untouched forests and bushland shelters deer, boars and porcupines. The varied landscape around the estate shows Tuscany at its best: softly undulating hills, orderly vineyards, manifold wild flowers, broom bushes, age-old cypresses and holm oaks as well as silvery olive groves - soothing vistas up to the horizon. Amidst the blue-green haze you can spot traditional farm and country houses, majestic Renaissance villas, medieval castles and meandering cypress alleys.

Closest village	Panzano in Chianti (3000 m), Province of Florence
Distances	Closest restaurant 3 km, Greve in Chianti 9 km, Florence 37 km, Siena 28 km, Airport Florence 1 h 15 min
Sleeps max.	6 people or 10 (+2) people

Bedrooms: 5 bedrooms at the first floor, two of the five bedrooms can be converted into twins

Bathrooms	the masterbedroom has an ensuite bathroom with shower, tub and double sink the double bedroom has an ensuite bathroom with tub, hand held shower and double sink 4 full bathrooms: of which two ensuite (one with tub and shower, one with tub and hand held shower) 1 guest WC
Interior space	about 420 sqm
Ground floor	Entrance to the spacious kitchen with breakfast table, guest bathroom, dining area with fire place and table for 12 persons, spacious living room, sitting room with sofa and TV, TV room, second (little) kitchen
1st floor	Five bedrooms of which two can be converted into twins, four bathrooms
Garden	Very spacious, around the house and at the pool
Patio	Spacious terrace with lounge area and very panoramic outside dining area, BBQ area, outdoor bar
Swimming Pool	12 x 5 m in a most panoramic location, open mid May to mid October
Views	onto the picturesque hilly Chianti landscape and the village of Panzano in Chianti
Location	Private
Pets	Upon request, dog sitter available
Parking lot	Yes – spacious for several cars
Kitchen equipment	Oven, refrigerator with freezer, dish washer, microwave, tea kettle, coffee machine, toaster, ironing board and iron
Washing machine	Yes
Telephone	no
Internet	Yes, wifi
iPod dock	Yes – Bluetooth speakers
TV	Yes, SAT
Air Conditioning	No, Screens and fans in all rooms
Fitness room	Yes with three items, Air Conditioning
Weekly rates	High Season 2019 15 June 2019 to 20 September 2019 Euro 6.200.- Season 2019 18 th April 2019 to 14 th June 2019 and 21 st September 2019 to 25 th October 2019 Euro 5.500.- Low Season 2019 Rest of the year Euro 4.500.- <u>For a smaller group part I or part II</u> <u>Part I two bedrooms</u> <u>Part II three bedrooms (smaller kitchen)</u> High Season 2019 15 June 2019 to 20 September 2019 Euro 3.200.- Season 2019 18 th April to 14 th June 2019 and 21 st September to 25 th October 2019 Euro 2.800.- Low Season 2019 Rest of the year Euro 2.250.-
Inclusive	cooking gas, water consumption, exclusive use of pool, wifi, one mid week cleaning of 4 hours, baby bed, high chair, bed linen with weekly change, towels with change twice a week, pool towels provided, use of fitness room
Exclusive payable on the spot	Gas for Heating, fire wood, tourist tax

Breakage deposit
& More

Euro 800.-

The owners are winemakers and cultivate also olive trees. At the winery (the villa is not located at the winery) they have several dogs, ponies, two cows and a few chickens. They are organic farmers, so the general concern is environment protection and overall sustainability. They strive to keep the ecological footprint and impact on the natural resources as small as possible using solar panels and hybrid cars and grow only water efficient plants. The family is passionate about this beautiful corner of Chianti, the Land of the Black Rooster, and they enjoy sharing the beauty and benign qualities of their winery with others.