



## CHIANTI & MORE

### PANZANO IN CHIANTI (Province of Florence) REF. 150

Within in the splendid Chianti countryside, in the middle of one the most famous wine and olive oil producing areas, among the vineyards and olive groves, you find this outstanding villa for 16 persons.

The medieval and impressing Tower has been accurately restored with highest attention to preserving its architectural origins, ensuring a warm welcome to the guests. The location enjoys an incredible 360° panoramic view over the surrounding valley. Without a doubt, one of the most beautiful areas of Tuscany.

The bright apartments and suites are finely equipped with special care to all details. Each has its private outdoor space. There is also a heated jacuzzi and a sauna located in the Spa room.

The Villa offers 4 apartments and 2 independent suites (totally 8 bedrooms, 9 bathrooms), a hot tub and sauna room, plus a most panoramic infinity swimming pool.

Upon request the guests can get breakfast, lunch and dinners at the panoramic outdoor terrace or in the lovely barn. The property is can be reached easily on a paved road.

Activities      **Cooking, swimming, walking in the olive groves, wine tastings, visits of the art cities and little Hamlets in the Chianti area**

Closest town      **Panzano in Chianti 4 km (6 minutes drive), restaurant on site and in Panzano**

Distances      **Greve in Chianti 10 km, Golf course Ugolino 24 km, Florence 35 km, Siena 45 km, Airport Florence 1 hour**

Sleeps max.	<b>max 16 persons</b>
Villa	<p><b>Apartment 1 Ground Floor</b>  <b>Kitchen-Dining area and Lounge, fully equipped large kitchen with induction hob with 4 rings, large dining table with 16 chairs, 2 armchairs, TV, French door to garden. 1 Double bedroom (cannot be converted into twin beds) with exit to garden, en-suite bathroom with bathtub and shower, Second bathroom with shower.</b></p> <p><b>Apartment 2 Ground Floor</b>  <b>Kitchen-Dining area and Lounge, fully equipped kitchen with induction hob with 4 rings, dining table with 2 chairs, sofa. 1 double bedroom (cannot be converted into twin beds), exit to the garden, en-suite bathroom with shower. (This apartment can be easily joined with the 2 separate suites – see below - and turns into a comfortable apartment for 6 persons)</b></p> <p><b>Apartment 3 First Floor</b>  <b>Kitchen-Dining area and Lounge, fully equipped kitchen with induction hob with 6 rings, dining table with 4 chairs, 2 double bedrooms (cannot be converted into twin beds), each with en-suite bathroom with shower</b></p> <p><b>Apartment 4</b>  <b>First floor: Kitchen-Ding area and Lounge, fully equipped kitchen, induction hob with 4 rings, dining table with 4 chairs, decorative fireplace</b>  <b>Second floor: 1 Double bedroom (cannot be converted into twin beds), with en-suite bathroom with shower</b>  <b>Third Floor: 1Double four-poster bedroom (cannot be converted into twin beds), with en-suite Bathroom with bathtub and shower</b></p> <p><b>Separate Suites</b>  <b>First Floor (reachable from internal and external staircase)</b>  <b>2 Double Bedrooms (cannot be converted into twin beds), each with en-suite Bathrooms: one bedroom with shower and bathtub, one bedroom with shower</b>  <b>(These two rooms are above the apartment 2 at the ground floor and can be easily connected to a comfortable 3 bedroom apartment)</b></p>
Garden	<b>Spacious and meticulously kept, relaxing ambience</b>
Terrace	<b>Several terraces and patios with outdoor dining areas</b>
Pool	<b>12 x 6 m, chlorine, elegantly furnished pool area</b>
Spa	<b>Wellness Centre with Sauna and hot tub (jacuzzi)</b>
Views	<b>Stunning view onto the Chianti hills with vineyards and olive groves</b>
Location	<b>Private and panoramic</b>
Pets	<b>2 small pets allowed, please advise</b>
Parking lot	<b>Yes, spacious</b>
Washing machine	<b>Laundry room with washer and dryer</b>
Kitchen equipment	<b>High quality items: Induction hobs, electric oven, refrigerator, dishwasher, fine glasses, cutlery, dishes etc., electric tea kettle, microwave, filter coffee maker, toaster, washing machine, dryer</b>
TV	<b>Yes (satellite)</b>
Internet	<b>Wifi, all over the property</b>
Safe	<b>Yes, in each apartment, also alarm system</b>

Weekly rates	<p>16<sup>th</sup> April 2022 to 13<sup>th</sup> May 2022 Euro 7.500.-</p> <p>14<sup>th</sup> May 2022 to 3<sup>rd</sup> June 2022 Euro 9.500.-</p> <p>4<sup>th</sup> June 2022 to 16<sup>th</sup> July 2022 Euro 12.500.-</p> <p>17<sup>th</sup> July 2022 to 26<sup>th</sup> August 2022 Euro 13.750.-</p> <p>27<sup>th</sup> August 2022 to 23<sup>rd</sup> September 2022 Euro 12.500.-</p> <p>24<sup>th</sup> September 2022 to 14<sup>th</sup> October 2022 Euro 9.500.-</p> <p>15<sup>th</sup> October 2022 to 29<sup>th</sup> October 2022 Euro 7.500.-</p>
Inclusive	<p>Final cleaning; house, garden and pool maintenance;</p> <p>Utilities: water, gas during the summer months and electricity up to a total of 400 Kw per week;</p> <p>midweek change of bath and kitchen towels (for stays up to 7 nights);</p> <p>1 complete cleaning with weekly change of sheets and towels (for stays over 7 nights);</p> <p>Welcome basket with basic products (oil, pasta, wine, butter, bread, detergents, soaps, etc.);</p> <p>use of the spa (sauna and hot tub), use of laundry room</p> <p>Baby bed (2), High chair (2), Bicycles (4)</p>
Exclusive and payable on the spot	<p>Extra cleaning (15.00€ per hour);</p> <p>Extra bed linen change (35.00€ per bed);</p> <p>First shopping service (30.00€) + groceries;</p> <p>Heating on consumption; (electricity 0,30 Euro each kw and gas Euro 4,50 each metre cube)</p> <p>Chef and waiter; breakfast, lunch and dinner in the villa (on request you can choose from the restaurant menu, 15% discount if lunches and dinners are eaten in the restaurant);</p> <p>cooking class on request;</p> <p>First shopping service on request;</p> <p>Small pets are allowed (maximum 2) – extra cleaning fee</p>
Breakage deposit	Euro 500.-
<b>&amp; More</b>	<p>Screens in every bedroom except the bedrooms in apartment 4,</p> <p>air-conditioning/heating system in every room,</p> <p>Small dogs are allowed but the property is not fully fenced or pet secured.</p> <p>The restaurant is open for guests on request,</p> <p>Perfect setting for your event</p>