



**CHIANTI
&
MORE**

**PANZANO IN CHIANTI (Province of Florence)
REF. 151**

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 divided into 4 spacious and luxurious apartments offering a a most panoramic infinity swimming pool as well as a little spa with hot tub and sauna room.

The medieval and impressive 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.

This luxury apartment (70 sqm) is finely equipped with special care to all details and enjoys a private outdoor space furnished with sunbeds and outdoor dining area, private entrance and parking.

The living room, dining room and kitchen are in one open space. Two french doors give access to the private terrace. There is a comfortable double size bedroom with direct access to another outdoor terrace, 2 bathrooms: one with bathtub and one with a shower.

This home is accessible for handicapped.

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

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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.	max 2 persons
Villa	Apartment 1 Ground floor: living room, dining room and kitchen are in one open space. Two glass doors give access to the private terrace. Comfortable double size bedroom with direct access to another outdoor terrace 2 bathrooms: one with bathtub and one with a shower. This apartment also has its own private entrance and parking. The apartment is accessible for handicapped
Garden	Private garden to this apartment with outdoor dining area and sunbeds Spacious and meticulously kept, relaxing ambience
Terrace	Several terraces and patios with outdoor dining areas
Pool	12 x 6 m, chlorine, elegantly furnished pool area
Spa	Wellness Centre with Sauna and hot tub (jacuzzi)
Views	Stunning view onto the Chianti hills with vineyards and olive groves
Location	Private and panoramic
Pets	2 small pets allowed, please advise
Parking lot	Yes, spacious
Kitchen equipment	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
Air Conditioning	Yes, also screens at the windows
TV	Yes (satellite) and MP3 player
Internet	Wifi, all over the property
Safe	Yes, also alarm system
Washing machine	Laundry room with washer and dryer
Weekly rates	19th June 2021 to 9th July 2021 Euro 2.050.- 10th July to 27th August 2021 Euro 2.250.- 28th August 2021 to 24th September 2021 Euro 2.050.- 25th September 2021 to 30th October 2021 Euro 1.823.-
Inclusive	Final cleaning; house, garden and pool maintenance; Utilities: water, gas during the summer months and electricity up to a total of 400 Kw per week; midweek change of bath and kitchen towels (for stays up to 7 nights); 1 complete cleaning with weekly change of sheets and towels (for stays over 7 nights); Welcome basket with basic products (oil, pasta, wine, butter, bread, detergents, soaps, etc.); use of the spa (sauna and hot tub), Baby bed, High chair, Bicycles (4)
Exclusive and payable on the spot	Extra cleaning (15.00€ per hour); Extra bed linen change (35.00€ per bed); First shopping service Euro 30.- Heating on consumption; (electricity 0,30 Euro each kw and gas Euro 4,50 each metre cube) 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);

Breakage
deposit
& More

cooking class on request;
First shopping service on request;
Small pets are allowed (maximum 2) – extra cleaning fee
Euro 250.-

Screens in every bedroom
air-conditioning/heating system in every room,
Small dogs are allowed but the property is not fully fenced or pet secured.
The restaurant is open for guests on request,