



**CHIANTI  
&  
MORE**

**PANZANO IN CHIANTI (Province of Florence)  
REF. 152**

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 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.

This very bright apartment (106 sqm) is finely equipped with special care to all details and enjoys a private outdoor space furnished with sunbeds and outdoor dining area.

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.            **max 6 persons**

Villa                    **Apartment 2**  
**Ground Floor: Kitchen-Dining area and Lounge, fully equipped kitchen with induction hob with 4 rings, dining table, sofa. 1 double bedroom (cannot be converted into twin beds), exit to the garden, en-suite bathroom with shower.**  
**First Floor (reachable from internal and external staircase)**

**2 Double Bedrooms (cannot be converted into twin beds), each with en-suite Bathrooms:  
one bedroom with shower and bathtub, one bedroom with shower**

Garden	<b>Private garden to this apartment with outdoor dining area and sunbeds 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>
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>
Air Conditioning	<b>Yes, also screens at the windows</b>
TV	<b>Yes (satellite) and MP3 player</b>
Internet	<b>Wifi, all over the property</b>
Safe	<b>Yes, also alarm system</b>
Weekly rates	<b>19<sup>th</sup> June 2021 to 9<sup>th</sup> July 2021 Euro 3.450.- 10<sup>th</sup> July to 27<sup>th</sup> August 2021 Euro 3.900.- 28<sup>th</sup> August 2021 to 24<sup>th</sup> September 2021 Euro 3.450.- 25<sup>th</sup> September 2021 to 30<sup>th</sup> October 2021 Euro 3.105.-</b>
Inclusive	<b>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)</b>
Exclusive and payable on the spot	<b>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); cooking class on request; First shopping service on request; Small pets are allowed (maximum 2) – extra cleaning fee</b>
Breakage deposit	<b>Euro 250.-</b>
<b>&amp; More</b>	<b>Screens in every bedroom except the bedrooms in apartment 4, 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,</b>