



**GREVE IN CHIANTI (Province of Florence)
REF. 339**

Just above the lively town of Greve in Chianti with all kind of shops and restaurants, this exclusive and fine property is located at an impressive estate and surrounded by a beautiful nature. The owners, a couple with profound love for the Tuscan countryside and unique taste, have restored their property maintaining its original style both inside and outside.

The property sleeps totally 10 (+1) persons and is composed by the villa and the adjacent barn which open both to the spacious between the two houses. The interiors of both homes have been enriched with beautiful decorations, stylish fabrics and comfortable features.

A private garden, a marvellous park, several comfortable and panoramic terraces with dining areas, elegant lounges for pleasant summer evenings and a private, scenic pool with spectacular view complete this special property.

Closest town	Greve in Chianti 3 km (Saturday morning market, restaurants, shops, Coop supermarket, wine bars, cafés)
Distances	Airport Florence 1 h, Florence 25 km, Siena 40 km, Panzano in Chianti 8 km
Sleeps max.	Totally 10 (+1) persons Villa (4 +1 persons) Barn (6 +1 persons)
Interiors:	Villa Ground Floor: Entrance into a spacious living room with fireplace, sitting area and spacious dining area (table and chairs for 14 persons), well equipped kitchen, a large work counter and all modern appliances, smaller dining / breakfast area and exit to the garden, full bathroom with shower, laundry room with washer and dryer

The panoramic terraces surround the ground floor with several exits and furnished outdoor areas

Stairs to the first floor:

Formal and elegant sitting room and library, studio with desk,

2 double bedrooms, both with ensuite bathrooms

one with ensuite bathroom (shower and tub), one with ensuite bathroom (shower)

Barn

Ground Floor:

Entrance through a large French - window door into a spacious living room with fireplace, well equipped kitchen with dining table, a large work counter and all modern appliances, small storage room, studio with wireless Internet access, laundry room, guest bathroom, single bedroom with ensuite bathroom with tub.

1st floor: single bedroom, double bedroom, bathroom with shower. These two bedrooms share the bath

second double bedroom with SAT TV and ensuite bathroom with shower

Bedrooms	Villa: 2 double bedrooms both with ensuite bathroom, one with extra sofa bed Barn: 2 double bedrooms of which one with ensuite bathroom, 2 single bedrooms of which one with ensuite bathroom
Bathrooms	Villa: 1 ensuite bathroom with tub and shower at the first floor, 1 ensuite bathroom with shower at the first floor 1 bathroom with shower at the ground floor Barn: 1 ensuite bathroom with tub and shower at the ground floor, 1 guest bathroom at the ground floor 1 ensuite bathroom with shower at the first floor 1 bathroom with shower at the first floor
Garden	Private, meticulously cared park with parcours, rare plants and selected vegetation The main façade features the manicured garden with flowers, trees and large covered terraces.
Terrace	Several terraces with outside dining area and lounge The furnished terraces surround the ground floor of the main house The covered and furnished terrace in front of the barn offers another possibility for outdoor dining All terraces are furnished nicely with big umbrellas, dining tables and chairs, outdoor sofas and sunbeds
Swimming Pool	Some steps from the terrace there is the beautiful chlorine-free pool with slightly salted water and a picturesque walk through the garden from where you enjoy a unique view onto the Chianti countryside. Very scenic, salt water pool 14 x 5 m (chlorine-free), pool house with full bathroom (shower) and changing room open until 15 th October
Views	Very beautiful views on the vineyards and the valley of Greve in Chianti, the Tuscan mountains at the horizon and the picturesque Chianti hills
Location	In a little group of houses, but this property is private and independent
Pets	Upon request only at the barn (extra cleaning fee of Euro 50.-)
Parking lot	Yes, for several cars within the fenced property
Kitchen equipment	Two kitchens Both the main house and the barn enjoy a well equipped kitchen: each with refrigerator, American coffee maker, oven, stove top with five gas burners, dishwasher, micro wave, toaster, high quality pots and pans, wine refrigerator
Laundry room	Two laundry rooms Washing machine in the barn, washing machine and dryer at the main house
Safe	Yes

Air Conditioning	Yes, in all rooms
TV	Sat TV in both houses
CD player	Yes
DVD	Yes, with DVDs
Phone	Yes
Internet access	Yes, DSL wireless connection
Weekly rates	9th January 2019 – 12th April 2019 Euro 5250.- 13th April 2019 – 14th June 2019 Euro 7000.- 15th June 2019 – 13th September 2019 Euro 7500.- 14th September 2019 – 4th October 2019 Euro 7000.- 5th October 2019 - 20th December 2019 Euro 5250.-
Inclusive	Electricity, water, exclusive use of swimming pool, cooking gas, towels with change twice a week, bed linen with weekly change, pool towels, mid week cleaning of 3 hours, Air Conditioning, final cleaning, heating
Exclusive and payable to the property manager	additional service, phone, fire wood, tourist tax Euro 1,50 / night for a max of 7 nights / person over 14 years
Breakage deposit	Euro 900.- Screens at the bedroom-windows, several fans in the house, hairdryers provided, Air Conditioning in all rooms
& More	