



**CHIANTI
& MORE**

**PANZANO IN CHIANTI (Province of Florence)
REF. 356**

The fortified farmhouse is dating back to the year 400. It was modified in the course of the centuries and has finally been completely restored by the owner with great care and a respect has been shown in keeping the original layout and style to its former design.

The property is listed in many books as one of the most beautiful and architectonically most interesting houses of its kind. This villa belongs to an organic winery and it is divided in six comfortable and well equipped apartments with modern bathrooms and kitchens. The gardens surrounding the villa are immaculately kept and offer scenic views. Help yourself in the vegetable garden where you may pick some fresh tomatoes and eggplants for your barbecue. The large swimming pool (7x14m) and the spacious inside and outside dining areas are ideal for your group.

The villa sleeps 20 (+1) persons and is an outstanding wedding location, a place for a family meetings and a home for big groups.

Closest village	Panzano in Chianti (1 km), nice walk
Distances	Greve 8 km, Florence 33 km, Airport 1 hour
Sleeps max.	20 (+1) people
	Apt 1 / Ref. 350: 4 persons
	Apt 3 / Ref. 353: 4 persons
	Apt 4 / Ref. 354: 4 persons

	<p>Apt 5 / Ref. 352: 6 persons Apt 6 / Ref. 355: 2 persons Total 20 persons (+1)</p>
Bedrooms:	<p>Total 10 bedrooms Apt 1 / Ref. 350: 2 bedrooms Apt 3 / Ref. 353: 2 bedrooms Apt 4 / Ref. 354: 2 bedrooms Apt 5 / Ref. 352: 3 bedrooms (of which one accessible over a steep staircase) Apt 6 / Ref. 355: 1 bedroom</p>
Bathrooms	<p>Total 10 bathrooms – completely new, restoration finished in April 2017 Apt 1 / Ref. 350: 2 bathrooms of which 1 with shower and tub, 1 with shower Apt 3 / Ref. 353: 2 bathrooms each with shower Apt 4 / Ref. 354: 2 bathrooms each with shower Apt 5 / Ref. 352: 3 bathrooms of which two with shower, one with tub Apt 6 / Ref. 355: 1 bathroom with shower</p>
Interior space	<p>About sqm 490</p>
Interiors	<p>Apartment 1: access from the courtyard, very spacious and panoramic living room with traditional fire place (closed for safety reasons) and dining area, spacious kitchen, double bedroom with ensuite bathroom with shower, bathroom with tub and shower, very large and impressive suite with sitting area and double bed (exit to the garden) Sitting and reading room</p> <p>Apartment 3: Well equipped kitchen, living and dining area with fire place (closed for safety reasons), a wooden staircase goes up to a little gallery for relaxation and reading; Double room with exit to the terrace and ensuite bathroom with shower, second double bedroom with a wooden staircase which goes up to the ensuite bathroom with shower</p> <p>Apartment 4: Access to the apartment from the historical courtyard, wooden stairs lead up to the apartment Kitchen, at the left there is an open arch which leads to the living room with fireplace (closed for safety reasons), dining area, panoramic double bedroom with ensuite bathroom (shower) double bedroom with ensuite bathroom</p> <p>Apartment 5: Living / dining room with big fireplace (closed for safety reasons); double bedroom, 2 bathrooms with shower, double bedroom with ensuite bathroom with tub; well equipped kitchen; a wooden staircase goes up to the third bedroom located in the old tower; this apartment enjoys a very special view from its own terrace and shows much of the original stone walls. Wood beamed ceilings and typical Tuscan cotto floors.</p> <p>Apartment 6: Access to the apartment from the historical courtyard Sitting area, small kitchen / dining area, bedroom, bathroom (shower)</p> <p>Spacious inside dining area and tasting room with kitchen for big groups</p>
Dining Patio and Garden	<p>Five furnished smaller terraces, one spacious outside dining area for big groups, vegetable garden, lawns (ideal also for children)</p>
Swimming Pool	<p>Yes (14 x 7 m), furnished pool area with sunbeds for all guests Open from 15th May to 20th October from 8.30 h to 7 pm</p>
Views	<p>Exceptional, on vineyards, olive groves and the rolling Tuscan hills</p>

Location	Private
Pets	no
Parking lot	Yes
Kitchen equipment	Each of the five kitchens equipped with refrigerator with freezer, dish washer, oven, stove top, American coffee machine, tea kettle, toaster, Italian coffee maker Moka
Washing machine	Yes, laundry service from 8.30 am to 10.30 am (the maid picks up your laundry), iron and ironing board in each apartment
Internet	wifi
TV	Yes (satellite) with four channels in each apartment except for apt 6
DVD	Yes in each apartment
CD-Player	Yes in each apartment and radios
BBQ	Charcoal BBQ in the garden
Weekly rates Villa	27 April 2019 to 14 June 2019 Euro 11.900.- 15 June 2019 to 15 September 2019 Euro 13.300.- 16 September 2019 to 9 November 2019 Euro 11.900.- For a stay of more than seven nights: Discount von 20 %
Daily rates Villa (min 3 nights)	27 April to 14 June 2019 and from 16th September to 9 November 2019 Euro 1.700.- During High Season (15 June to 15 September) only full week rentals
Inclusive	Electricity, cooking gas, water, use of swimming pool, wifi Internet, heating, For a stay of one week and more: cleaning service every second day, mid week change of towels and linen For a stay of five or six nights: intermediate and final cleaning For a stay of three or four nights: final cleaning 100% cotton bed linen, towels and pool towels, fans, help yourself with vegetables in the vegetable garden, baby cot and high chair upon request, first supply of deteratives, use of BBQ and pizza oven laundry service from 8.30 am to 10.30 am
Exclusive and payable on the spot	wine tasting (to be arranged prior to the arrival) breakfast (to be arranged at least one day ahead) Euro 16.- / per person additional cleaning service Euro Euro 25.- to 45.- / per apartment charcoal and wood for BBQ, dryer Euro 6.- each laundry bag ironing service Euro 20.- each laundry bag cooking service lunches and dinner (details upon request), cooking classes (details upon request), take away – prepared by the chef at the estate (Monday to Friday) welcome baskets (details upon request), tourist tax tourist tax Euro 1.50 / per night for max 7 nights / per person over 14 years reception fee for events: Euro 1.500.- for events with 20 – 60 persons (children included) All event-fees for cleaning, staff, location, catering etc. upon request. We are happy to send a cost estimation
Breakage Deposit	Euro 1.000.-
& More	The name of the property means “gentleman`s home”. In this case the gentleman was the famous Cavalier Luca di Totto di Panzano. In the 14th century he bought the tower (built in the 13th century), expanded the building and made it his residence. It first appears in the land registry in the year 1427. All event-fees for cleaning, staff, location, catering etc. upon request. We are happy to send a cost estimation

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