



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

The impressive fortified farmhouse is dating back to the year 1400. It was modified in the course of the centuries and has finally been completely restored by the current owner with great care. 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 five comfortable and well equipped apartments with modern bathrooms and kitchens. The gardens surrounding the villa are immaculately kept and offer truly scenic views. Help yourself in the organic vegetable garden where you may pick some fresh tomatoes and eggplants for your barbecue.

The large swimming pool (7x16 m) and the spacious inside and panoramic outside dining areas are ideal for your group.

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

The property belongs to an organic winery which produces organic Chianti Classico wine and organic extra virgin olive oil. We are happy to organize your tastings and tours.

A precious service is the possibility to get breakfast, lunches and dinners at the estate. Upon request.

Closest village	Panzano in Chianti (1 km), nice walk with day light
Distances	Greve 8 km, Florence 33 km, Airport Florence 1 hour, Siena 33 km
Sleeps max.	20 (+1) people
	<b>Apt 1 / Ref. 350: 4 persons</b>
	<b>Apt 2 / Ref. 352: 6 persons</b>
	<b>Apt 3 / Ref. 353: 4 persons</b>

	<p>Apt 4 / Ref. 354: 6 persons  Apt 5 / Ref. 355: 2 persons  Total 20 persons (+1)</p>
Bedrooms:	<p>Total 10 bedrooms  Apt 1 / Ref. 350: 2 bedrooms  Apt 2 / Ref. 352: 3 bedrooms (of which one accessible over a steep staircase)  Apt 3 / Ref. 353: 2 bedrooms  Apt 4 / Ref. 354: 2 bedrooms  Apt 5 / Ref. 355: 1 bedroom</p>
Bathrooms	<p>Total 10 bathrooms – completely new  Apt 1 / Ref. 350: 2 bathrooms of which 1 with shower and tub, 1 with shower  Apt 2 / Ref. 352: 3 bathrooms of which two with shower, one with tub  Apt 3 / Ref. 353: 2 bathrooms each with shower  Apt 4 / Ref. 354: 2 bathrooms each with shower  Apt 5 / Ref. 355: 1 bathroom with shower</p>
Interior space	<p>About sqm 490</p>
Interiors	<p><b>Apartment 1:</b>  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 impressing suite with sitting area and double bed (exit to the garden)  Sitting and reading room</p> <p><b>Apartment 2:</b>  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 terracotta floors.</p> <p><b>Apartment 3:</b>  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><b>Apartment 4:</b>  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><b>Apartment 5:</b>  Access to the apartment from the historical courtyard  Sitting area, small kitchen / dining area, bedroom, bathroom (shower)</p>
Patio and Garden	<p>Five furnished terraces – one for each apartment, one spacious outside dining area for big groups, vegetable garden, lawns (ideal also for children)</p>
Swimming Pool	<p>Yes (16 x 7 m), furnished pool area with sunbeds for all guests  Open from 1st May to 20th October from 8.30 h to 7 pm, depth 1,50 m</p>
Views	<p>Exceptional, on vineyards, olive groves and the rolling Tuscan hills</p>
Location	<p>Private</p>
Pets	<p>no</p>

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 5
DVD	Yes in each apartment
CD-Player	Yes in each apartment and radios
BBQ	Charcoal BBQ in the garden
Weekly rates Villa	Exclusive rent of the villa for groups, families, retreats, events of different kind:  1 April 2024 to 25 May 2024 Euro 15.875.- 26 May 2024 to 21 September 2024 Euro 16.356.- 22 September 2024 to 24 November 2024 Euro 15.875.-  Daily rates Villa – min. 4 nights Low Season Euro 3125.- Sunday to Thursday High Season Euro 3375.- Sunday to Thursday Weekend Supplement Euro 1250.- per night (nights of Friday and Saturday) Breakfast service from Euro 300/day (needs to be booked for the entire stay)
Inclusive	Electricity, use of swimming pool, wifi <ul style="list-style-type: none"> <li>• HEATING: independent heating system in each apartment (GPL gas). Reasonable usage of the heating is included in the rental price.</li> <li>• CLEANING: From 7nights stay, change of bathroom towels by mid stay, change of bed linen by the 7th night. Less than 7nights stay: 1 change of towels is provided only for 4 to 6 nights of stay.</li> <li>• SUPPLIES: We provide a few supplies to get you started: the kitchen will include some washing up liquid, a sponge, dish washer liquid soap and 2 kitchen-towel and 1 table cloth.</li> <li>• USEFUL ITEMS: 1 Hairdryer, 1 iron and iron-board are provided in each apartment of the villa.</li> <li>• ESSENTIALS: 100% cotton towels, linen, pool towels.</li> <li>• TOILETRIES: Our organic farm produced hotel courtesy set +toilet paper + 1 slippers each bathroom.</li> <li>• PROFESSIONAL TASTING GLASSES from our winery</li> <li>• VEGETABLE GARDEN – a vegetable garden with seasonal vegetables is at disposal of our guests from June to Sept. Usually veggies are picked by our gardener and left by the reception for our kitchen needs and guests use.</li> </ul>
Exclusive and payable on the spot	<ul style="list-style-type: none"> <li>• GOURMET BREAKFAST BASKET organic local products: Fresh cereal bread, butter, milk, eggs, fruit, natural yogurt, salami or sausages, homemade quiche or cake or frittata, cereal, honey or marmalade, cheese, fresh croissants. The tray will be delivered to your apartment daily: 8.30am to 10.30am. Euro 15 per person one time service - 1 week breakfast Euro 95 per person. For families: children over 8 years old Euro 8.00 - 1 week breakfast Euro 45.</li> <li>• LUNCH, BRUNCH and WINE TASTING: book your experience here <a href="http://www.palagiodipanzano.com">www.palagiodipanzano.com</a> or by email <a href="mailto:activities@palagiodipanzano.com">activities@palagiodipanzano.com</a></li> <li>• DINNER SERVICE: Book the dinner delivery service in your apartment, available Monday to Saturday for Min 2 adults from Euro 20 per person ( 2 courses + 1 bottle of wine every 2 persons included). Families: 2 adults and Children over 6 years old pay Euro 5,00 ( 1 dish ).During the summer we offer wine dinners of different kind, if planned you will be informed by the reception.</li> <li>• COOKING CLASS: From Monday to Saturday. It includes a hands-on course, lunch and wine tasting. Min 2 adults. Euro 125,00 pp (course, lunch or dinner, and wine tour of the winery included)</li> </ul>
Breakage Deposit	
& More	<ul style="list-style-type: none"> <li>• TAKE AWAY lunch or dinner: this service can be ordered by the reception or by whatsapp from MONDAY to SATURDAY.</li> <li>• EVERY DAY CLEANING or EXTRA CLEANING Euro 25 per bedroom per day (1</li> </ul>

Shower towel, 1 face towel, 1 bathroom carpet, 2 bed-linen, 4 pillow cases). To be booked at the moment of reservation.

- **LAUNDRY SERVICE:** service available from 8.30am to 10.30 am. Laundry is picked up by our staff by your entrance door. Returned after 24 hours the latest. No wool, silk or leather. No dry cleaning. This service is completely offered to all our guests.

- **DRYER:** service available Euro 20 for each bag

- On the table of the kitchen, you will find our wines and EVOO, which will be charged only by consumption. Our maids will refill by request and check consumption by departure.

- **BARBECUE** – to grill (with charcoal) for private use specify date and name on the blackboard. Pizza oven requires at least 3 hours to heat and a lot of wood. It is necessarily to book fairly in advance. Pizza oven = Euro 35,00Euro 1.000.-

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

No Air Conditioning, but very functional fans in all bedrooms,

In case of an event the number of participating persons may not exceed the number of persons allowed at the villa (20 +1)

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