



CHIANTI & MORE

PANZANO IN CHIANTI (Province of Florence) REF. 415

This impressive villa is a classic, ancient Tuscan 'borgo' / medieval hamlet. The house boasts a typical Chianti tower constructed over 1000 years ago, and all rooms in the house are grouped around a paved central courtyard graced with typical Tuscan arches and stone walls. In an architectural history commissioned by the owners, it was discovered that at the height of the Renaissance, the property belonged to the storied Gherardini family of Florence. The family's most famous descendant was none other than Lisa Gherardini, or Monna Lisa, the subject of possibly the most famous painting in the world.

It is entirely possible that guests will sleep in a room which Lisa also occupied! There are stunning views over the Conca d'Oro valley from almost every window, and during extensive renovations the owners have taken the greatest of care to preserve as many original details as possible.

All systems within these ancient walls have now been updated and modernized, and now the house offers eleven double bedrooms, 7 with ensuite bathrooms and air conditioning throughout.

Please note that while the house can accommodate up to 20 guests, the lay-out of the rooms also works extremely well for smaller groups of up to 10. For groups such as these, we simply close off some bedrooms on the higher floors of the tower – access to all common rooms (kitchen, living room, wine-cellar, courtyard) remains the same.

Closest village	Panzano in Chianti (any kind of shops) 7 km
Distances	Greve in Chianti 10 km, Siena 35 km, Florence 30 km, airport Florence 1 h Access over a dirt road of 2,1 kms
Sleeps max.	10, 14 or 18 people
Bedrooms:	5, 7 or 9 double bedrooms, 2 single bedrooms

total of 11 bedrooms – the villa potentially accommodates a maximum of 20 guests. The house – including all bedrooms – are only rented to one group at a time.

Bedrooms are situated on the first floor and up. For smaller groups, we simply close the bedrooms on the upper floors.

1: Large double bedroom with ensuite-bath, a/c, separate sitting room, desk, lovely light and open courtyard & orchard views. 1 flight of stairs.

2: Large double bedroom with ensuite-bath, a/c, separate sitting room, desk, lovely light and orchard / olive-grove views. 1 flight of stairs.

3: Large double bedroom with ensuite-bath, a/c, separate sitting room, desk, lovely light and gorgeous valley views. 2 flights of stairs.

4: Large double bedroom with ensuite-bath, a/c, separate sitting room, desk, lovely light and olive-grove views. 2 flights of stairs.

5: Large double bedroom with ensuite-bath, separate sitting room, desk, lovely light and spectacular valley views. *no a/c (but cool at night in summer) and 4th floor walk up to very top of old tower. 3 flights of stairs.

6: lovely double bedroom with pretty orchard/olive grove view, good light & a/c. Shares bathroom with bedroom 7. 2 flights of stairs.

7: lovely double bedroom (two twins or one double), pretty orchard / olive-grove view, good light & a/c. Shares bathroom with bedroom 6. 2 flights of stairs.

8: lovely double bedroom (two twins or one double), valley view, good light & a/c. Shares bathroom with bedroom 9. 1 Flight of stairs.

9: lovely double bedroom with valley view, good light and a/c. Shares bathroom with bedroom 8. 1 flight of stairs.

10: Single child's bedroom with lovely four-poster bed and gorgeous view over garden and valley. Shares bathroom with bedrooms 8 and 9. 2 flights of stairs.

11: Separate two-bedroom apartment with its own entrance, situated off the courtyard. 1 flight of stairs

This bedroom has one double four-poster bed with a/c and garden views, and a 2nd bedroom with two singles facing the courtyard and chapel, connected by a shared sitting/common space. There is a shared, handicap accessible bathroom on the ground floor. Bedrooms and sitting area are up a single flight of stairs, equipped with a wheelchair/stair-lift.

Bathrooms
Interior space
Ground floor

8,5 bathrooms of which 7 en-suite
about 1000 sqm

Entry from front garden leads through to inner courtyard. Stairs to upper levels and access to living room, dining room, kitchen.

Courtyard with covered loggia and large wood table for 18-20.

Adjacent original pizza oven (for staff use only)

Cinema with tiered on cushioned stadium-style seating for 20

Owners' private cantina can be set for dinners for 14 adults only (staff must be present)

Double size living room with three arched double doors opening to the front garden accommodate up to 20 guests.

Dining room for 10-20 with comfortable sitting area for 4 to 6 before large arched windows leading to dining pergola. Partially open to kitchen.

Open plan semi-professional kitchen with prep/cooking station (6-burner-gas stove,

	<p>large oven, microwave, 2-burner warmer, food processor) and cleaning/storage station (two additional ovens, double refrigerator/freezer, double sinks, dishwasher) Adjacent breakfast corner for 6 to 8 opening to dining pergola. Guest bath. Stairs to first floor.</p>
Mezzanine	
1st floor	<p>Hallway reading area for children. Double bedroom (full) - best for children. Double bedroom (full) - best for children. Double bedroom (full) - best for children. On first floor mezzanine, reached via short flight of stairs. Shared bath (open shower with curtain) generally used by the 3 double bedrooms above. Children's Room with wall-mounted flat-screen plasma TV, with satellite, DVD and VCR. Casual seating for 6 on child-size chairs, couches and pillows. Library with working fireplace and bar. For relaxed conversation or use as an office. Stairs down to courtyard and to second floor. Double bedroom (queen) with fireplace. AC. Private bath (shower stall, curtain) across corridor. Double bedroom (king) with AC. Ensuite bath (open shower stall). Open kitchen (4-burner gas stove, oven, fridge) with sitting/dining area and single daybed</p>
2nd floor	<p>Balcony overlooking courtyard and view to the east. Guest bath and small laundry room (washing machine) for guests' use. Bedroom (king) with round dining table (seats 4). Shared bath (open shower). Adjacent bedroom; Double bedroom (queen). Private bath Suite with double bedroom (king/twins, low beds). Private bath (open shower stall), open kitchen/dining room with table for four. Stairs (open) to third floor sitting room. Stairs (open) to fourth floor Torre; Double bedroom Torre (king) with spectacular views and open beamed ceiling of the tower. Small ensuite bath (open shower stall). Ancient, working wood-burning pizza oven</p>
Courtyard	
Garden	<p>Very big, covered dining table Lawn around the pool, terraces, gardens within the grounds of 2 ha Bocce court and table tennis</p>
Swimming Pool	<p>14 x 8 meters with tented pergola and additional seating in the shade or sun. Pool house with changing rooms and a full bath, outdoor shower Exquisite chaises and outdoor furniture</p>
Views	<p>outstanding on the Chianti hills and the own vineyards, on the famous vineyards of Panzano in Chianti, sunset</p>
Location	<p>Very private</p>
Pets	<p>No</p>
Parking lot	<p>Yes for four cars within the fenced property</p>
Kitchen equipment	<p>prep/cooking station (large oven, microwave, six-burner gas stove, food processor, water dispenser) and cleaning/storage station (two additional ovens, double refrigerator/freezer, double sinks, industrial dishwasher), There are two additional small kitchens which belong to the suites</p>
Washing machine	<p>Laundry room</p>
Telephone	<p>no</p>
Internet	<p>Wifi Internet throughout the villa</p>
TV	<p>Yes - satellite</p>
Media room	<p>Cinema and media room with seating for 16, selection of 200 movies, sonos music system with internal and external speakers in garden, courtyard, main living room and kitchen</p>
Wine tasting room	<p>Scenic tasting room with dining table</p>
Air Conditioning	<p>In nine bedrooms and in the living room</p>

Weekly rates	<p>High Season (June / July / August / September) Up to 10 guests Euro 13.750.- 11 - 14 guests Euro 18.750.- 15 - 20 guests Euro 25.000.-</p> <p>April / May / October / November Up to 10 guests Euro 11.000.- 11 - 14 guests Euro 15.000.- 15 - 20 guests Euro 20.000.-</p> <p>Please note that any party who rents the house, regardless of the number of guests, will have exclusive use of the property! The room-flow and public spaces are such that smaller groups (6-8) work extremely well. For smaller groups, we will simply close off several bedrooms on the upper floors</p>
Inclusive	<p>Electricity / Air Condition up to a consumption of Euro 500.-, cooking gas, water, use of swimming pool, final cleaning, wifi Internet Light daily Cleaning provided in all bedrooms and all public rooms Weekly linen changes, towel changings also during the week Two portable cribs Wine tasting at the own winery for all guests</p>
Exclusive and payable on the spot	<p>Heating, fire wood, additional maid service, dinners upon request, first shopping – please send us your list, Electricity which exceeds a consumption of Euro 500.-</p> <p>Meals can be arranged, as can provision-shopping prior to arrival. Prices for meals for meals prepared by the cook (excluding wine, but including all service and clean-up) are as follows: Breakfast Euro 12 per person (eggs, bread & pastries, coffee & tea, juices, fruit) Lunch Euro 25 - 35 per person (depending on menus selected) Dinner Euro 50 - 65 per person (depending on menus selected) Pizza-night: Cost is minimum of Euro 400 for up to 10 guests, then Euro 40.- for every additional guest (includes appetizer, unlimited pizza, salad & dessert).</p>
Breakage deposit & More	<p>Euro 3.000.- - covered by your credit card working winery with its own vineyard and large olive grove. Excellent Chianti Classico, Chianti Riserva and olive oil for sale to guests. The wine has received outstanding reviews from both local and international wine experts, and is sold both internationally in the US, UK and Canada, as well as at the best local restaurants in Chianti and Florence. Wine and olive oil can be purchased directly at the villa.</p> <p>Screens at all bedroom windows, fans in all bedrooms, hairdryers provided, two portable cribs are available</p> <p>Four separate dining spaces: courtyard, panoramic terrace, atmospheric wine-cellar and traditional dining room</p>