



CHIANTI & MORE

GREVE IN CHIANTI (Province of Florence) REF. 418

This spacious and elegant 6-bedroom-villa sits within extensive olive groves, a beautiful landscape with picturesque hills on all side. It enjoys breathtaking views onto the historical hamlet of Montefioralle. The perfectly renovated and for Tuscany an unusual bright house is split in a main villa and the barn – each with three bedrooms for totally 12 guests. The property is at 450 m elevation, in a temperate climate surrounded by olive terraces and green woodland with delightful walks all around.

Closest village	Greve in Chianti 3 km, Panzano in Chianti 7 km
Distances	Florence 1 h, Siena 1 h, Airport Florence 1 hour, Airport Rome 3 hours
Sleeps max.	12 people
Bedrooms:	3 bedrooms in the main house 3 bedrooms in the barn
Bathrooms	5 full bathrooms, 1 guest bathroom
Interior space	about 500 sqm – both the villa and the barn
Ground floor	Entrance hall, large open plan sitting room with traditional Tuscan fireplace, dining room (adjacent to the kitchen and the dining area), fully fitted kitchen with exit to the garden, guest bathroom, storage room
1st floor	Master bedroom with sitting / working area, ensuite bathroom (tub) and large terrace Bedroom with ensuite bathroom (tub)
Lower floor	Bedroom, laundry room, bathroom with shower
Barn	

Lower floor	Bedroom (best for two teenagers), bedroom with ensuite bathroom with shower, exit to the covered loggia
Ground floor	Bedroom with spacious terrace, bathroom (shower), exit to the spacious terrace
Garden	several terraces with outside dining facilities (each terrace with a 4 meter long marble table)
Swimming Pool	BBQ Private, 6 x 12 m, with a flat bottom of about 1.7 meters (5 feet) and underwater night lights. This is above the main house, near to the kitchen and east facing terrace, with wonderful views over the Montefioralle valley. The pool is surrounded by a terrace with loungers, deck chairs and umbrellas, and a magnificent hilly landscape with superb views on all sides. Further there is a refrigerator and sound system by the pool.
Views	outstanding on the Chianti hills, the hamlet of Montefioralle
Location	Very private
Pets	No
Parking lot	Yes
Kitchen equipment	Six hob gas cooker, electric oven, dish washer, big refrigerator and freezer with ice maker, food processor, toaster, juicer, salami and ham slicer, open fire for winter BBQs indoors
Washing machine	Yes and dryer
Telephone	Only for local calls
Internet	Wifi Internet access throughout the villa
TV	Yes – satellite with Italian, English and most European language TV-Stations
CD-Player	Music systems, several portable iPod docks
Air Conditioning	Yes, in all bedrooms, also ceiling fans
Weekly rates	Upon request
Inclusive	Electricity, cooking gas, water, use of swimming pool, final cleaning (provided by a local supplier), wifi Internet, fire wood, Air Conditioning, weekly change of bed linen and towels (provided by a local supplier), a few welcome-bottles of local Chianti Classico
Exclusive and payable on the spot	additional maid service (Euro 15.-), dinners upon request, first shopping, baby sitter, breakfast service, extra change of bed linen and towels, heating, tourist tax Euro 2.- / max 7 nights / each person over 14 years
Breakage deposit & More	Euro 1.000.- Completely and very tastefully restored, hairdryers and pool towels provided, first supply of paper towels, soaps and deteratives provided