



## CHIANTI & MORE

### PANZANO IN CHIANTI (Province of Florence) REF. 110

We are happy to represent this traditional Tuscan farmhouse in very panoramic location about 2 km from the medieval town of Panzano in Chianti. The beautiful villa sleeps 12 (main house only) or 14 people (main house plus barn) and is divided into two parts (each with fully equipped kitchen, dining and living area) and a separate barn. The parts are not rented out to different groups. The entrances of these two parts at the main house are adjacent, the barn is only 10 metres from the main house.

The guests enjoy a meticulously kept garden, several spacious and panoramic outside dining areas and a pool surrounded by Mediterranean blooming plants and vineyards.

Closest village  
Distances  
Sleeps max.  
Bedrooms Villa  
Bathrooms Villa  
Bedrooms Barn  
Bathrooms Barn

**Panzano in Chianti 2 km**  
**Greve in Chianti 8 km, Florence 33 km, Siena 60 min, Airport Florence 1 hour**  
**12 or 14 people**  
**5 double bedrooms, 1 twin bedded room**  
**5 (of which one with tub and shower, 2 with tub, 2 with shower)**  
**1 (one double)**  
**1 (with shower)**

Villa

consists of two parts with two adjacent entrances which can not be rented separately

**Part 1: kitchen with fire place, spacious living room with SAT TV, music system and exit to the terrace, bright dining area with exit to the terrace, master bedroom with exit to the garden, bathroom (shower and tub), laundry room**

**Part 2: ground floor: kitchen, dining area with fire place, living area with exit to the terrace, 4 double bedrooms, 3 bathrooms, studio with sitting area and computer (wireless DSL Internet access)**  
**1<sup>st</sup> floor (steep and narrow wooden staircase): twin bedded room and ensuite bathroom with shower**

Barn	Ground floor: open space with living room and double bedroom, kitchen Basement: bathroom with shower, with air conditioning
Cottage	Dining room for large parties, the room can be also used for yoga classes
Garden	Very well kept, boccia court, table tennis
Terrace	Several terraces and patios with outdoor barbecue, outside dining, pizza oven
Swimming Pool	Yes, 12 x 6 m
Views	Onto the Tuscan landscape
Location	Very private
Pets	No
Parking	Yes
Kitchen equipment	2 kitchens in the villa, both with refrigerator, oven, dishwasher, American coffee maker, toaster, microwave, tea kettle 1 kitchen in the barn: dishwasher, oven, refrigerator
Washing machine	yes & dryer
Telephone	Yes
TV	Yes (satellite)
HiFi	Yes and ipod dock
Internet	Yes, wireless DSL
Air Conditioning	Yes, in all bedrooms
Weekly rates	<u>For 12 guests / 6 bedrooms (villa only)</u> 6 Jan – 29 March 2024 13 April – 26 April 2024 28 September – 13 Dez 2024 Euro 4825.-  30 March – 12 April 2024 22 Juni – 6 September 2024 14 Dez 2024 – 10 Jan 2025: Euro 6190.-  27 April – 21 Juni 2024 7 September – 27 September 2024: Euro 5450.-  <u>For 14 guests / 7 bedrooms (villa plus barn)</u> 6 Jan – 29 March 2024 13 April – 26 April 2024 28 September – 13 Dez 2024: Euro 5500.-  30 March – 12 April 2024 22 Juni – 6 September 2024 14 Dez 2024 – 11 Jan 2025: Euro 7125.-  27 April – 21 Juni 2024 7 September – 27 September 2024: Euro 6250.-
Inclusive	Electricity, cooking gas, water, use of swimming pool, towels and sheets provided by local supplier, wireless Internet, final cleaning provided by local supplier, Air Conditioning in all bedrooms
Exclusive and payable on the spot	Heating, telephone, tourist tax
Breakage deposit & More	Euro 400.- privacy, screens at all bedroom windows, fans in all bedrooms