



CHIANTI & MORE

PANZANO IN CHIANTI (Province of Florence) REF. 117

A Chianti dream: Among the vineyards of the property there is located this ancient, stylishly restored estate divided in two separate, spacious apartments plus the adjacent barn which was transformed in a real gem. The houses are furnished with taste in Tuscan country style. Whitewashed walls, beamed ceilings and terracotta floors create traditional Tuscan charm. Whether you spend your evenings next to the fireplace or in your private garden, the property's structure assures plenty of privacy for all guests. You will feel completely welcome. The swimming-pool within the beautifully landscaped garden is for common use and offers stunning views onto the famous organic vineyards of Panzano. Although the village of Panzano with its wine bars, restaurants and shops is only 2 kms away, you are immersed in an uncontaminated nature of one of the most impressive landscapes of the Chianti area.

Closest village	Panzano in Chianti (2 km), Province of Florence
Distances	Greve 8 km, Florence 33 km, Airport 1 hour
Sleeps max.	4 guests
House 1 - barn	1 double bedroom, 1 twin bedded room (can be converted into a double)
Bedrooms:	1 full bathroom with shower, 1 half bathroom, hairdryer in the bathroom
Bathrooms	About 100 sqm
Interior space	Bright living room with open fireplace and big glass doors to the private garden, dining area, kitchen with small dining area, half bathroom
Ground floor	Studio, 1 double room, 1 twin bedded room (to be used also as double room), 1 bathroom with tub and shower
1st floor	furnished private patio, private garden
Patio and Garden	
Total number of vacation homes at the estate	3
Swimming Pool	Yes, open from May to end October, the pool is used by all three houses of the property
	Depth 1,40 m
Views	Exceptional, on vineyards, olive groves and the rolling Tuscan hills, sunset

Location	Private
Pets	no
Parking lot	Yes
Kitchen equipment	refrigerator, dish washer, oven
Washing machine	Yes, each house has an own washing machine
Telephone	Yes
TV	Yes (satellite)
Internet	Wifi, included in the price
CD-Player	yes
Weekly rates	
House "Capanna"	7 January 2024 to 28 March 2024 Euro 1780.- 29 March 2024 to 2 April 2024 Euro 1990.- 3 April 2024 to 30 Aprile 2024 Euro 1780.- 1 May 2024 to 31 October 2024 Euro 1990.- 1 November 2024 to 20 December 2024 Euro 1780.- 21 December 2024 to 6 January 2025 Euro 1990.-
	Daily rates for short stays of three or four nights: Low Season Euro 275.- per night High Season Euro 310.- per night
Inclusive	Electricity, cooking gas, water, use of swimming pool, final cleaning,
Exclusive and payable on the spot	telephone, heating, fire wood, additional maid service, tourist tax
Breakage deposit	Euro 250.-
& More	The village of Panzano is only a short walk away, tennis court available at the winery of the owners (about 1 km), the wine-cellars can be visited

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