



**CHIANTI
&
MORE**

**PANZANO IN CHIANTI (Province of Florence)
REF. 135**

Within the most beautiful vineyards and olive groves of the Chianti area, there is located this oasis of peace and miracle where you dedicate yourself to complete relaxation or from where you start your day trips in order to discover Tuscany's culture and beauty.

The villa offers seven most elegant, attractive suites, all furnished in traditional style, with stylish details following a meticulous restoration that made this place a true paradise. The villa is surrounded by manicured gardens, a collection of contemporary art, the panorama is unique and offers sunset views. Enjoy the heated pool, the sauna in the little and most panoramic barn next to the pool and a wine tour at the owner's wine estate tasting the exquisite wines and the olive oil.

Closest town	Panzano in Chianti (3 kms) with restaurants, shops, wine bars, cafés
Distances	Greve in Chianti 10 min, Florence 1 hour, Siena 1,5 hours, Airport Florence 1 hour
Sleeps max.	14 persons
Villa	<p>Ground floor: Living room Sitting room with fire place Sitting room with library Dining room with dining facilities for 14 persons Kitchen Guest bathroom</p> <p>1st floor: Salon with fireplace, sofas and arm chairs (about 80 sqm) 7 king size bedrooms each with private bathroom (showers) - the bedrooms <u>can not</u> be prepared as twin bedded rooms</p>
Garden	Elegant and relaxing ambience, most panoramic location
BBQ	Yes - gas
Terrace	Several terraces, one with outdoor dining area, tasteful and stylish garden furniture Collection of contemporary art at the property
Pool	12 x 3 m in most panoramic location In the pool house: Sauna, changing room with showers and toilet, summer kitchen
Views	Enchanting views onto the Chianti landscape with vineyards and olive groves
Location	Belongs to a working winery, but quiet, private and panoramic
Pets	no

Parking lot	Yes, private parking for several cars
Kitchen equipment	Big refrigerator with freezer, ice maker, induction hob, oven, dishwasher, microwave
Telephone	Yes - landline
TV	Yes (satellite)
Internet	Wifi, all over the property
Safe	yes
Weekly rates	January, February, March Euro 18.000.- April, May Euro 22.000.- June, July, August, September Euro 25.000.- October Euro 22.000.- November, December Euro 18.000.- During the Christmas and New Year Dates, the High Season rate (Euro 25.000.-) is applied
Washing machine	Yes and dryer
Included	Concierge Phone Air Conditioning Heating Final cleaning Chef's Breakfast until 10.30 am Daily maid service of 3 hours Electricity, gas for hot water and kitchen, water Pool towels and sauna towels with daily change, change of bed linen, bathrobe and towels twice a week First supply of deteratives and soaps Welcome by a person who speaks good English Wifi Internet Exclusive use of the pool Use of the BBQ (gas) Private parking
Exclusive and payable on the spot	Extra cleaning; Extra bed linen change Chef service, first shopping service, tourist tax Euro 2.- per person over 14 years / each night for a max of 7 nights
Breakage deposit	Euro 5000.- (to be deposited with your credit card)
& More	air-conditioning/heating system in every room, wine tours, cellar visits and tastings available The villa has been most elegantly restored