



CHIANTI & MORE

PANZANO IN CHIANTI (Province of Florence) REF. 152

Within in the splendid Chianti countryside, in the middle of one the most famous wine and olive oil producing areas, among the vineyards and olive groves, you find this outstanding villa divided into 4 spacious and luxurious apartments offering a a most panoramic infinity swimming pool as well as a little spa with hot tub and sauna room.

The medieval and impressing Tower has been accurately restored with highest attention to preserving its architectural origins, ensuring a warm welcome to the guests. The location enjoys an incredible 360° panoramic view over the surrounding valley. Without a doubt, one of the most beautiful areas of Tuscany.

This very bright apartment (106 sqm) is finely equipped with special care to all details and enjoys a private outdoor space furnished with sunbeds and outdoor dining area.

Upon request the guests can get breakfast, lunch and dinners at the panoramic outdoor terrace or in the lovely barn. The property is can be reached easily on a paved road.

Activities **Cooking, swimming, walking in the olive groves, wine tastings, visits of the art cities and little Hamlets in the Chianti area**

Closest town **Panzano in Chianti 4 km (6 minutes drive), restaurant on site and in Panzano**

Distances **Greve in Chianti 10 km, Golf course Ugolino 24 km, Florence 35 km, Siena 45 km, Airport Florence 1 hour**

Sleeps max. **max 6 persons**

Villa **Apartment 2**
Ground Floor: Kitchen-Dining area and Lounge, fully equipped kitchen with induction hob with 4 rings, dining table, sofa. 1 double bedroom (cannot be converted into twin beds), exit to the garden, en-suite bathroom with shower.
First Floor (reachable from internal and external staircase)

**2 Double Bedrooms (cannot be converted into twin beds), each with en-suite Bathrooms:
one bedroom with shower and bathtub, one bedroom with shower**

Garden	Private garden to this apartment with outdoor dining area and sunbeds Spacious and meticulously kept, relaxing ambience
Terrace	Several terraces and patios with outdoor dining areas
Pool	12 x 6 m, chlorine, elegantly furnished pool area
Spa	Wellness Centre with Sauna and hot tub (jacuzzi)
Views	Stunning view onto the Chianti hills with vineyards and olive groves
Location	Private and panoramic
Pets	2 small pets allowed, please advise
Parking lot	Yes, spacious
Kitchen equipment	High quality items: Induction hobs, electric oven, refrigerator, dishwasher, fine glasses, cutlery, dishes etc., electric tea kettle, microwave, filter coffee maker, toaster, washing machine, dryer
Air Conditioning	Yes, also screens at the windows
TV	Yes (satellite) and MP3 player
Internet	Wifi, all over the property
Safe	Yes, also alarm system
Washing machine	Laundry room with washer and dryer
Weekly rates	Upon request
Inclusive	Final cleaning; house, garden and pool maintenance; Utilities: water, gas during the summer months and electricity up to a total of 400 Kw per week; midweek change of bath and kitchen towels (for stays up to 7 nights); 1 complete cleaning with weekly change of sheets and towels (for stays over 7 nights); Welcome basket with basic products (oil, pasta, wine, butter, bread, detergents, soaps, etc.); use of the spa (sauna and hot tub), Baby bed, High chair, Bicycles (4)
Exclusive and payable on the spot	Extra cleaning (15.00€ per hour); Extra bed linen change (35.00€ per bed); First shopping service Euro 30.- Heating on consumption; (electricity 0,30 Euro each kw and gas Euro 4,50 each metre cube) Chef and waiter; breakfast, lunch and dinner in the villa (on request you can choose from the restaurant menu, 15% discount if lunches and dinners are eaten in the restaurant); cooking class on request; First shopping service on request; Small pets are allowed (maximum 2) – extra cleaning fee
Breakage deposit & More	Euro 250.- Screens in every bedroom, air-conditioning/heating system in every room, Small dogs are allowed but the property is not fully fenced or pet secured. The restaurant is open for guests on request,