



**CHIANTI
& MORE**

**PANZANO IN CHIANTI (Province of Florence)
REF. 206**

The historical hamlet accommodates totally 23 persons and it is divided into six independent apartments. It is the right place for a relaxing vacation in the most beautiful setting close to Panzano in Chianti. Surrounded by prestigious vineyards, the hamlet offers outstanding views, opportunity for wine tastings and tours, as well as the opportunity for walks and e-bike rides.

The hamlet is located within cypresses and olive trees at approx. 400 m above sea level overlooking the organic vineyards of Panzano's wine estates.

Built in the XII century, it is an architectonically interesting, ancient farm hamlet. Its watchtower stands higher in order to protect the farmer's buildings and his land.

Now it is the perfect retreat for a tranquil holiday in Tuscany with its spacious gardens, a panoramic pool on the border of an old olive grove with an unforgettable panorama. The swimming pool enjoys a most panoramic location and is located in a secluded position overlooking the impressive Chianti hills.

Closest village	Panzano in Chianti (7 min drive), Province of Florence
Distances	Florence 32 km, Siena 32 km, Airport Florence 1 h, restaurant in the town of Panzano, 18 min drive to Greve in Chianti
No. of apartments totally	6 apartments Totally max 23 persons
Terrace and Garden	Each apartment enjoys an independent, furnished terrace, further common outside areas, garden and common terraces
Swimming Pool	Yes in a most panoramic location
Views	On the famous vineyards of the Conca d'Oro, facing south

Location	Very panoramic
Pets	Upon request
Parking lot	Yes
Kitchen equipment	Each kitchen offers oven, refrigerator, dishwasher, coffee machine
Washing machine	Yes, in the common laundry room
TV	no
Internet	Wifi in all apartments
Safe	no
Weekly rates	Max 23 persons Weekly rate Low Season (March, April, November) Euro 6270.- Weekly rate Mid Season (May, June, October) Euro 7770.- High Season (July, August, September) Euro 9620.- Final cleaning Euro 470.- 4 nights Low Season (March, April, November) Euro 4180.- 4 nights Mid Season (May, June, October) Euro 5080.- 4 nights High Season (July, August, September) Euro 6300.-
Inclusive	Final cleaning Euro 470.- electricity, water, weekly change of linen and towels, fire wood, wifi Internet, first equipment of soaps and kitchen products, use of swimming pool
Exclusive, payable on the spot	additional cleaning service upon request, tourist tax, final cleaning, heating, in case of parties, weddings, events, a event-fee of Euro 2500.- is due
Breakage deposit	Euro 800.-
Apt. I Villa	About 100 sqm, this country home offers a spacious ground floor with a wide entrance leading to a modern kitchen and a large dining and living room with a small fireplace in the corner. On the same floor there is also a bathroom with a shower. A stone staircase leads to the second floor with 2 double bedrooms sharing a small bathroom with tub.
Apt II Corte	About 80 sqm, At the rear of the hamlet, this apartment opens to a secluded patio equipped for outside dining and relaxing in the shade of an old cypress. The apartment is designed over two floors. ground floor: a cozy living room, three steps lead to a rustic dining and kitchen area with a stone fireplace. Off the living room, there is a bathroom with a shower. A short staircase leads the second floor with 2 double bedrooms with views of the property, sharing a small bathroom with tub.
Apt III Torre	About 130 sqm The antique watchtower offers stunning views over the Chianti vineyards. ground floor: kitchen with dining room and traditional fireplace. There is a small toilet on the same floor. A staircase leads to a relaxing and comfortable sitting room from and a corridor leads to one single bedroom with a French bed and a double room sharing a bathroom with shower. top floor: large double bedroom with panoramic views of the Chianti area, a walk-in cabinet and an ensuite bathroom with tub.
Apt IV Colonica	About 100 sqm The stone stairway leads from the garden to a charming landing furnished with armchairs for your relaxation. Entrance to a very large kitchen dining and living area with an antique Tuscan fireplace. From the dining area a long corridor with traditional terracotta tiles leads to 2 double bedrooms and 2 bathrooms with showers.

Extra apartment I + II In addition, for large families and groups of friends, there are two one-bedroom apartments available, which can be booked in case of rental of the entire hamlet. Each with 1 double bedroom with bathroom with shower

& More wine tastings upon request
Twin and double beds can be prepared in each apartment
Prices for less than one week upon request