



**CHIANTI  
& MORE**

**PANZANO IN CHIANTI (Province of Florence)  
REF. 350**

The fortified farmhouse is dating back to the year 400. It was modified in the course of the centuries and has finally been completely restored by the owner with great care and a respect has been shown in keeping the original layout and style to its former design.

The property is listed in many books as one of the most beautiful and architectonically most interesting houses of its kind. Today it belongs to an organic winery and offers five comfortable and well equipped apartments with modern bathrooms and kitchens. The gardens surrounding the villa are immaculately kept and well furnished. Help yourself in the vegetable garden where you may pick some fresh tomatoes and eggplants for your barbecue. The large swimming pool (7x16) meter is for common use, but each apartment enjoys a private outside dining area. The winery produces organic Chianti Classico wine and organic extra virgin olive oil.

A precious service is the possibility to get breakfast, lunches and dinners at the estate. Upon request.

Closest village	<b>Panzano in Chianti (1 km), nice walk to town</b>
Distances	<b>Greve 8 km, Florence 33 km, Airport 1 hour</b>
Sleeps max.	<b>4 people</b>
Apt. 1	
Bedrooms:	<b>1 suite with double bed, 1 double bedroom at the ground floor,</b>
Bathrooms	<b>2 full bathrooms of which 1 with shower and tub, 1 with shower</b>
Interior space	<b>About 150 sqm</b>
Ground floor	<b>Private terrace, access from the courtyard, very spacious and panoramic living room</b>

		with traditional fire place (closed for safety reasons) and dining area, spacious kitchen, double bedroom with ensuite bathroom with shower, bathroom with tub and shower, very large and impressing suite with sitting area and double bed (exit to the garden)
Lower floor		Sitting and reading room
Patio and Garden		furnished private terrace, common outside areas
No. of apartments totally		5
Swimming Pool		Yes (16 x 7 m), furnished pool area, used by all guests at the estate Open from 1st May to 16 <sup>th</sup> October from 8.30 h to 7 pm Depth 1,50 m
Views		Exceptional, on vineyards, olive groves and the rolling Tuscan hills
Location		Private
Pets		no
Parking lot		Yes
Kitchen equipment		Refrigerator with freezer, dish washer, electric oven, stove top, American coffee machine, tea kettle, toaster, Italian coffee maker Moka
Washing machine		LAUNDRY SERVICE: Only from 8.30am to 10.30 am Laundry is picked up by your entrance door by our maids . Returned after 24 hours the latest. No wool, silk or leather. No dry cleaning . This service is offered free of charge to all our guests . • DRYER : service available Euro 20 for each bag iron and ironing board in each apartment
Internet		wifi
TV		Yes (satellite)
DVD		yes
CD-Player		Yes and radio
BBQ		Charcoal BBQ in the garden to be shared by all guests, private use can be booked and is upon request
Weekly rates Apt. Tottolo		1 April 2024 – 25 May 2024 Euro 2885.- / daily rate Euro 450.- min stay 3 nights 26 May 2024 – 27 September 2024 Euro 2975.- 28 Sept 2024 – 24 Nov 2024 Euro 2885.- / daily rate Euro 450.- min stay 3 nights
Inclusive		Electricity, use of swimming pool, wifi • HEATING: independent heating system in each apartment (GPL gas). Reasonable usage of the heating is included in the rental price. • CLEANING: From 7nights stay, change of bathroom towels by mid stay, change of bed linen by the 7th night. Less than 7nights stay: 1 change of towels is provided only for 4 to 6 nights of stay. • SUPPLIES: We provide a few supplies to get you started: the kitchen will include some washing up liquid, a sponge, dish washer liquid soap and 2 kitchen-towel and 1 table cloth. • USEFUL ITEMS: 1 Hairdryer, 1 iron and iron-board are provided in each apartment of the villa. • ESSENTIALS: 100% cotton towels, linen, pool towels. • TOILETRIES: Our organic farm produced hotel courtesy set +toilet paper + 1 slippers each bathroom. • PROFESSIONAL TASTING GLASSES from our winery • VEGETABLE GARDEN – a vegetable garden with seasonal vegetables is at disposal of our guests from June to Sept. Usually veggies are picked by our gardener and left by the reception for our kitchen needs and guests use.
Exclusive payable on the spot	and on the spot	• GOURMET BREAKFAST BASKET organic local products: Fresh cereal bread, butter, milk, eggs, fruit, natural yogurt, salami or sausages, homemade quiche or cake or frittata, cereal, honey or marmalade, cheese, fresh croissants. The tray will be delivered to your apartment daily: 8.30am to 10.30am. Euro 15 per person one time service - 1 week breakfast Euro 95 per person. For families: children over 8 years old Euro 8.00 - 1 week breakfast Euro 45. • LUNCH, BRUNCH and WINE TASTING: book your experience here <a href="http://www.palagiodipanzano.com">www.palagiodipanzano.com</a> or by email <a href="mailto:activities@palagiodipanzano.com">activities@palagiodipanzano.com</a>

- **DINNER SERVICE:** Book the dinner delivery service in your apartment, available Monday to Saturday for Min 2 adults from Euro 20 per person ( 2 courses + 1 bottle of wine every 2 persons included). Families: 2 adults and Children over 6 years old pay Euro 5,00 ( 1 dish ).During the summer we offer wine dinners of different kind, if planned you will be informed by the reception.
  - **COOKING CLASS:** From Monday to Saturday. It includes a hands-on course, lunch and wine tasting. Min 2 adults. Euro 125,00 pp (course, lunch or dinner, and wine tour of the winery included)
  - **TAKE AWAY lunch or dinner:** this service can be ordered by the reception or by whatsapp from MONDAY to SATURDAY.
  - **EVERY DAY CLEANING or EXTRA CLEANING** Euro 25 per bedroom per day (1 Shower towel, 1 face towel, 1 bathroom carpet, 2 bed-linen, 4 pillow cases). To be booked at the moment of reservation.
  - **LAUNDRY SERVICE:** service available from 8.30am to 10.30 am. Laundry is picked up by our staff by your entrance door. Returned after 24 hours the latest. No wool, silk or leather. No dry cleaning. This service is completely offered to all our guests.
  - **DRYER:** service available Euro 20 for each bag
  - On the table of the kitchen, you will find our wines and EVOO, which will be charged only by consumption. Our maids will refill by request and check consumption by departure.
  - **BARBECUE** – to grill (with charcoal) for private use specify date and name on the blackboard. Pizza oven requires at least 3 hours to heat and a lot of wood. It is necessarily to book fairly in advance. Pizza oven = Euro 35,00
- Breakage deposit Euro 260.-

#### & More – History

The name of the property means “gentleman`s home”. In this case the gentleman was the famous Cavalier Luca di Totto di Panzano. In the 14<sup>th</sup> century he bought the tower (built in the 13<sup>th</sup> century), expanded the building and made it his residence. It first appears in the land registry in the year 1427.

Very functional fans in all bedrooms

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