



**CHIANTI
& MORE**

**PANZANO IN CHIANTI (Province of Florence)
REF. 118**

A Chianti dream: Among the vineyards of the property there is located this ancient, stylishly restored estate divided in three separate, spacious apartments plus the adjacent barn. 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 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.	
House 2	6 people
Bedrooms:	2 double bedrooms, 1 twin bedded room (best for one adult or two children)
Bathrooms	1 full bathroom with tub, 1 bathroom with shower, hairdryer in the bathrooms
Ground floor	Dining room with open fireplace and exit to the garden, kitchen with small dining table and exit to the garden
Mezzanine floor	Entrance, living room with TV, 1 double room, 1 bathroom with shower, washing machine
1st floor	Cosy double room with wonderful view, twin bedded room with walk in closet, bathroom with tub
Patio and Garden	furnished private patio, private garden
Total number of apts at the estate	4
Swimming Pool	Yes, with solarium, open from mid May to end October, the pool is used by both houses at the property Depth 1,40 m
Views	Exceptional, on vineyards, olive groves and the rolling Tuscan hills
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
Internet	Wifi – no extra fee
TV	Yes (satellite)
Weekly rates House 2	7 January 2025 to 17 April 2025 Euro 1990.- 18 April 2025 to 31 October 2025 Euro 2200.- 1 November 2025 to 22 December 2025 Euro 1990.- 23 December 2025 to 6 January 2026 Euro 2200.-
	Daily rates for short stays of three or four nights: Low Season Euro 310.- per night High Season Euro 345.- per night
Inclusive	Electricity, cooking gas, water, use of swimming pool, intermediate and final cleaning, heating, fire wood
Exclusive and payable on the spot	telephone, additional maid service, dinners upon request, tourist tax
Breakage deposit & More	Euro 250.- tennis court available at the winery of the owners (about 1 km), the wine-cellars can be visited, screens at the windows, fans in the bedrooms

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