



**CHIANTI  
&  
MORE**

**SAN PANCRAZIO (Province of Florence)  
Ref. 181**

In the landscape between Chianti Classico and the famous village of Montespertoli, there is located this charming estate where sports and nature fans will feel at home. Enjoy a memorable vacation in a stylishly renovated and furnished property with its elegant interiors, expensive fabrics and original antiques.

Thanks to the size – totally nearly 250 sqm - also families or groups of friends will spend relaxing holidays without feeling narrowed. In the courtyard “Aia” close to the private pool, spend your evening near the open fireplace or meet in the patio for a delicious Tuscan meal.

Closest village	<b>San Pancrazio 5 km, Montespertoli 6 km</b>
Distances	<b>Florence 24 km, Siena 50 km, Airport Florence 40 min</b>
Sleeps max.	<b>10 people</b>
Bedrooms:	<b>5</b>
Bathrooms	<b>3</b>
Interior space	<b>250 sqm</b>
Villa	<b>two living rooms with fireplace, two fully equipped kitchens with dining areas, TV room, 2 twin bedded rooms, 3 double bedrooms, 3 bathrooms with shower</b>
Patio	<b>iron table for dining al fresco</b>
Garden	<b>Spacious</b>
Swimming Pool	<b>12 x 6 m with spacious solarium, long chairs, garden furniture open from May 8<sup>th</sup> to September 30<sup>th</sup></b>
Views	<b>Over the country side, wineries and the Chianti hills</b>
Location	<b>private</b>
Pets	<b>no</b>
Parking lot	<b>yes</b>
Kitchen equipment	<b>well equipped, oven, refrigerators, dish washer, toaster</b>
Washing machine	<b>yes</b>
Telephone	<b>no</b>
TV	<b>Yes (satellite)</b>
Weekly rates	<b>Season A (July 2<sup>nd</sup> to August 26<sup>th</sup>, 2011) Euro 2750.- Season B (June 11<sup>th</sup> to July 1<sup>st</sup>, 2011) Euro 2280.- Season C (May 21<sup>st</sup> – June 10<sup>th</sup>, August 27<sup>th</sup> – September 9<sup>th</sup>) Euro 1850.- Season D (March 26<sup>th</sup> – May 20<sup>th</sup>, September 10<sup>th</sup> – October 7<sup>th</sup>) Euro 1595.- Season E (January 8<sup>th</sup> – March 25<sup>th</sup>, October 8<sup>th</sup> – Jan 6<sup>th</sup>, 2012) Euro 1600.-</b>

Inclusive	Electricity, cooking gas, water, use of swimming pool
Exclusive and payable on the spot	Heating, firewood, final cleaning Euro 13.- per person (min. Euro 80.-), maid service at the rate of Euro 15.-/hour, cook
Breakage deposit	Euro 500.-
<b>&amp; More</b>	Relaxation guaranteed, hair dryers in the bathrooms, fans in all rooms