



## **PANZANO IN CHIANTI (Province of Florence) REF. 336**

**FILM LOCATION!** Anthony Bourdain shot the Tuscan show (aired September 2007) for his culinary series NO RESERVATIONS at this villa: "Tuscany, which could be summed up in one word, beauty!"

The unique villa is set in the most desirable location in the beautiful Chianti hills half way between the nice towns Panzano and Greve in Chianti. This gorgeous property is the ideal place where you can understand the meaning of tranquillity and peace. The farmhouse is restored with great attention to details, contemporary comfort (flat screen TV, professional kitchen, Air Conditioning in the bedrooms, gym etc) and enjoys stunning views onto the vineyards, cypress rows and the hilltop town of Panzano in Chianti. The very spacious and meticulously kept Tuscan garden includes a pool, panoramic terraces, outside dining areas, lawns and is surrounded by vineyards and olive trees; the daily service of a high level will be provided by the professional staff. One of the best villas we represent!

The options are:

12 people (villa), 14 people (villa and suite), 16 people (villa and cottage), 18 people (villa, cottage and suite)

Closest village	<b>Panzano in Chianti 5 km, Greve in Chianti 3 km</b>
Distances	<b>Airport Florence 1 h, Florence 30 km</b>
Sleeps max.	<b>12, 14, 16 or 18 people</b>
Property	<p><b>Villa:</b>  <b>Ground floor: entrance, professional kitchen with exit to the terrace and outside dining area, bright dining room, spacious living room with fire place, TV room, 2 bedrooms with ensuite bathrooms</b>  <b>First floor: 4 bedrooms with ensuite bathrooms</b></p> <p><b>Cottage:</b>  <b>Ground floor: entrance hall, living room with fireplace, kitchen with dining area, guest bathroom</b>  <b>First floor: 2 bedrooms with ensuite-bathrooms</b></p> <p><b>Suite:</b>  <b>Ground floor: spacious bedroom with ensuite bathroom, sitting area, terrace</b>  <b>Garden house: gym with Air Conditioning</b></p>
Bedrooms	<p><b>Villa: 6 doubles with Air Conditioning (of which 4 can be converted into twins)</b>  <b>Cottage: 2 doubles (of which 1 can be converted into a twin)</b>  <b>Suite: 1 double bedroom</b></p>

Bathrooms	Villa: 6 (of which 3 with showers and 3 which tubs and showers) Cottage: 2 each with shower Suite: 1 with shower
Garden	Very spacious, lawns, safe for children
Terrace	Several with outside dining table
Swimming Pool	Chlorine-free, private, 15 x 6 m
Gym	Yes Plus Hammam (Turkish Bath)
Views	Outstanding views on the vineyards and Panzano
Location	Very private
Pets	No
Parking lot	Yes
Kitchen equipment	Villa: professional kitchen with gourmet appliances Dishwasher, oven, ice maker, food processor/blender, juicer, oven, refrigerator, freezer, barbeque, microwave, toaster, coffee machine, tea kettle Cottage: well equipped kitchen with dishwasher, oven, refrigerator
Laundry room	Washing machine and dryer for staff use only
TV	Sat TV with flat plasma screen
CD player	Yes, several
DVD	Yes, with DVDs and VCR
Phone	Yes and fax
Internet access	Yes, DSL wireless connection
Weekly rates	For 12 people (Villa) High Season June 2 <sup>nd</sup> to August 31 <sup>st</sup> , 2012 and Dec 22 <sup>nd</sup> , 2012 to Jan 5 <sup>th</sup> , 2013 Euro 13.910.- Mid Season Easter- June 1 <sup>st</sup> , September 1 <sup>st</sup> to October 5 <sup>th</sup> , 2012 Euro 11.960.- Low Season January 5 <sup>th</sup> – Easter 2012, Oct 6 <sup>th</sup> to December 21 <sup>st</sup> 2012 Euro 9.360.-  For 14 people (Villa and Suite) High Season June 2 <sup>nd</sup> to August 31 <sup>st</sup> , 2012 and Dec 22 <sup>nd</sup> , 2012 to Jan 5 <sup>th</sup> , 2013 Euro 14.560.- Mid Season Easter- June 1 <sup>st</sup> , September 1 <sup>st</sup> to October 5 <sup>th</sup> , 2012 Euro 12.610.- Low Season January 5 <sup>th</sup> – Easter 2012, Oct 6 <sup>th</sup> to December 21 <sup>st</sup> 2012 Euro 10.000.-  For 16 people (Villa and Cottage) High Season June 2 <sup>nd</sup> to August 31 <sup>st</sup> , 2012 and Dec 22 <sup>nd</sup> , 2012 to Jan 5 <sup>th</sup> , 2013 Euro 15.680.- Mid Season Easter- June 1 <sup>st</sup> , September 1 <sup>st</sup> to October 5 <sup>th</sup> , 2012 Euro 13.910.- Low Season January 5 <sup>th</sup> – Easter 2012, Oct 6 <sup>th</sup> to December 21 <sup>st</sup> 2012 Euro 10.650.-  High Season June 2 <sup>nd</sup> to August 31 <sup>st</sup> , 2012 and Dec 22 <sup>nd</sup> , 2012 to Jan 5 <sup>th</sup> , 2013 Euro 16.510.- Mid Season Easter- June 1 <sup>st</sup> , September 1 <sup>st</sup> to October 5 <sup>th</sup> , 2012 Euro 14.560.-

**Low Season**  
**January 5th – Easter 2012, Oct 6<sup>th</sup> to December 21<sup>st</sup> 2012**  
**Euro 11.300.-**

Inclusive		Electricity (also for Air Conditioning), water, use of swimming pool, cooking gas, towels and bed linen with change on Wednesdays and Saturdays, pool towels provided and changed twice a week, final cleaning, fire wood, a couple who lives at the estate provides daily service of five hours each day, daily breakfast, Internet access, use of gym, use of mountain bikes
Exclusive and payable to the owner upon departure	and to the owner upon departure	Heating (Euro 400.- per week), additional maid service Euro 15.- / hour, dinners upon request, driver, baby sitting, massages, phone, first shopping Euro 15.- / hour plus groceries, baby cots Additional linen and towel change Euro 38.- per room  Cook: for lunches and dinners, charged on the basis of time spent for shopping, cooking and cleaning at Euro 30.- / hour for 6 guests or fewer or Euro 45.- / hour for more than 8 guests plus in each case grocery purchase costs. The cost includes waiting at the table.
Breakage deposit		Euro 2000.-
<b>&amp; More</b>		<b>Air Conditioning in all bedrooms</b> <b>The property was owned by the Verrazzano family for hundreds of years and only recently acquired by a Florentine family.</b>