



**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 two 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	<b>Panzano in Chianti (2 km), Province of Florence</b>
Distances	<b>Greve 8 km, Florence 33 km, Airport 1 hour</b>
Sleeps max.	
House 2	<b>6 people</b>
Bedrooms:	<b>2 double bedrooms, 1 twin bedded room (best for one adult or two children)</b>
Bathrooms	<b>1 full bathroom with tub, 1 bathroom with shower, hairdryer in the bathrooms</b>
Ground floor	<b>Dining room with open fireplace and exit to the garden, kitchen with small dining table and exit to the garden</b>
Mezzanine floor	<b>Entrance, living room with TV, 1 double room, 1 bathroom with shower, washing machine</b>
1st floor	<b>Cosy double room with wonderful view, twin bedded room with walk in closet, bathroom with tub</b>
Patio and Garden	<b>furnished private patio, private garden</b>
Total number of apts at the estate	<b>3</b>
Swimming Pool	<b>Yes, with solarium, open from mid May to end October, the pool is used by both houses at the property Depth 1,40 m</b>
Views	<b>Exceptional, on vineyards, olive groves and the rolling Tuscan hills</b>
Location	<b>Private</b>
Pets	<b>no</b>

Parking lot	<b>Yes</b>
Kitchen equipment	<b>refrigerator, dish washer, oven</b>
Washing machine	<b>Yes, each house has an own washing machine</b>
Telephone	<b>Yes</b>
Internet	<b>Wifi – included in the price</b>
TV	<b>Yes (satellite)</b>
CD-Player	<b>yes</b>
Weekly rates	<b>7 January 2025 to 17 April 2025 Euro 1990.-</b>
House 2	<b>18 April 2025 to 31 October 2025 Euro 2200.-</b>
	<b>1 November 2025 to 22 December 2025 Euro 1990.-</b>
	<b>23 December 2025 to 6 January 2026 Euro 2200.-</b>

**Daily rates for short stays of three or four nights:**

**Low Season Euro 310.- per night**

**High Season Euro 345.- per night**

Inclusive	<b>Electricity, cooking gas, water, use of swimming pool, intermediate and final cleaning, heating, fire wood</b>
Exclusive and payable on the spot	<b>telephone, additional maid service, dinners upon request, tourist tax</b>
Breakage deposit	<b>Euro 250.-</b>
<b>&amp; More</b>	<b>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</b>

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