



**CHIANTI  
& MORE**

## **PANZANO IN CHIANTI (Province of Florence)** **REF. 123**

### **Elegant country style**

The rambling 17th century farmhouse is located in the village of Panzano in Chianti and looks over the organic vineyards and olive groves of the famous Conca d'oro, Chianti's best wine region. The views are magic and you will never get enough. The impressive stone-built villa with its traditional Tuscan architecture was exceptionally restored and divided into five spacious, luxurious apartments that meet highest standards. Each apartment is harmoniously furnished with antiques and Tuscan country-style pieces. Stylish fabrics and exquisite accessories complete the furnishing. Cosy bedrooms with beautiful iron beds and high quality bed linen create an outstanding atmosphere. All bathrooms are very tastefully equipped. Each apartment has a private garden and terrace. The elegant swimming-pool (18 x 8 m) and a huge patio is shared. A separate meeting hall (suitable for meetings) and catering can be rented. Although the villa is privately located within old olive groves and wonderful vineyards, it is only a two minutes walk into the village of Panzano where there are shops, restaurants and wine bars. An invaluable advantage for relaxing vacation!

Closest village	<b>Panzano in Chianti (500 m), Province of Florence</b>
Distances	<b>Greve 8 km, Florence 33 km, Airport 1 hour</b>
max. persons	
Apt. Colonna	<b>8 guests</b>
Bedrooms:	<b>4 double bedrooms, the bedrooms are located in two wings of the apartment</b>
Bathrooms	<b>4 full bathroom with showers (all ensuite)</b>
Interior space	<b>About 210 sqm</b>
Ground floor	<b>Large living room with fireplace with a spiral staircase (built around an ancient stone column) leading to the upper floor. Two double rooms with</b>

	<b>views and ensuite bathrooms, kitchen with dining area with views to the valley</b>
<b>First floor</b>	<b>2 double bedrooms of which one with king size bed and one with queen size bed – both with ensuite bathrooms</b>
<b>Patio and Garden</b>	<b>Private garden and terrace for outside dining, the apartment faces the valley and enjoys breathtaking views</b>
<b>No. of apartments at the estate</b>	<b>5</b>
<b>Swimming Pool</b>	<b>Yes (18 x 8 m), furnished pool area</b>
<b>Views</b>	<b>Exceptional, on vineyards, olive groves and the rolling Tuscan hills</b>
<b>Location</b>	<b>Private</b>
<b>Pets</b>	<b>no</b>
<b>Parking lot</b>	<b>Yes</b>
<b>Kitchen equipment</b>	<b>Big refrigerator, dish washer, oven, coffee maker, iron and iron board</b>
<b>Washing machine</b>	<b>Yes, washing machine and dryer in the laundry room</b>
<b>Telephone</b>	<b>Yes, landline in each apartment</b>
<b>Internet</b>	<b>Yes, wireless (free)</b>
<b>TV</b>	<b>Yes (satellite)</b>
<b>Air Conditioning</b>	<b>Yes, also screens at the bedroom windows</b>
<b>Weekly rates</b>	<b>7 January 2025 to 17 April 2025 Euro 3740.-</b> <b>18 April 2025 to 31 October 2025 Euro 4170.-</b> <b>1 November 2025 to 22 December 2025 Euro 3740.-</b> <b>23 December 2025 to 6 January 2026 Euro 4170.-</b>
	<b>Prices for short stays of 3 or 4 nights:</b> <b>Low season Euro 585.- per night</b> <b>High season Euro 655.- per night</b>
<b>Inclusive</b>	<b>Electricity, cooking gas, water, use of swimming pool, intermediate and final cleaning, heating, fire wood, use of laundry room, Internet access, Air Conditioning</b>
<b>Exclusive and payable on the spot</b>	<b>telephone, additional maid service Euro 10.- / h, dinners upon request, tourist tax</b>
<b>Breakage deposit</b>	<b>Euro 250.-</b>
<b>&amp; More</b>	<b>The village of Panzano is only a short walk away, tennis court available at the winery of the owners (about 1 km), the wine-cellars can be visited</b> <b>Air conditioning and screens in all bedrooms</b>