



**CHIANTI
& MORE**

PANZANO IN CHIANTI (Province of Florence)
REF. 128

This fine villa with three ensuite bedrooms enjoys a most panoramic location with sunset views. The setting is indeed overwhelming and offers views on the harmonious vineyards, the impressive olive groves and the Romanesque Parish Church Pieve di San Leolino with its wonderful art.

The restoration, furnishing and landscaping has been finished in winter 2024/2025 and therefore the Air Conditioning, a high quality furniture, most comfortable beds, the well updated bathrooms with quality fixtures, a contemporary kitchen, as well as the nice outdoor space are all new and fresh. The rentals start in spring 2025.

The village of Panzano in Chianti can be reached in 5 minutes by car or in a 25 minutes walk (not in the dark).

Closest town	Panzano in Chianti (2,2 kms) with restaurants, shops, wine bars, cafés
Distances	Greve in Chianti 8 km, Florence 1 hour, Siena 1 hour, Airport Florence 1,5 hour
Sleeps max.	6 persons

Villa	<p>From one of the two terraces: entrance to a spacious kitchen 17 sqm, guest bathroom, passage to the living room with dining area 22 sqm, a few steps down there is one bedroom 14 sqm with ensuite bathroom (also for handicapped) and exit to the garden</p> <p>From the living area a staircase leads downstairs to the second entrance from another furnished terrace, from the entrance area you enter the two bedrooms with ensuite bathrooms</p>
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bedrooms: 14 sqm, 16,5 sqm, 15 sqm, one bedroom can be prepared as a twin bedded room

bathrooms: high level, all three with shower plus a guest bathroom next to the kitchen

Air Conditioning all over the house

furnished outside dining area with sun umbrella, table, chairs, long chairs

Garden	Elegant and relaxing ambience, most panoramic location
BBQ	Yes - gas
Terrace	Two panoramic terraces, one with outdoor dining area, tasteful and stylish garden furniture
Pool	15 x 5 m in most panoramic location: sunset view, panorama on the famous vineyards of Panzano in Chianti, impressing olive groves and the Romanesque Church of San Leolino
Views	Enchanting views onto the Chianti landscape with vineyards and olive groves
Location	Private, very quiet, most panoramic, privacy assured
Pets	no
Parking lot	Yes, private parking for several cars
Kitchen equipment	Refrigerator with freezer, dishwasher, oven, microwave, iron board and iron, coffee machine with capsules
Telephone	No landline
TV	Yes (satellite)
Internet	Wifi, all over the property and also at the pool
Safe	yes
Weekly rates	22 March 2025– 16 May 2025 Euro 4.750.- 17 May 2025 – 20 June 2025 Euro 5.500.- 21 June 2025 – 29 August 2025 Euro 5.750.- 30 August 2025 – 10 October 2025 Euro 5.500.- 11 October 2025 – 28 November 2025 Euro 4.750.-
Washing machine	Yes and dryer
Included	Consumption of electricity, water and gas Use of swimming pool Use of BBQ Private parking Wi-Fi Air Conditioning Heating Mid week cleaning of 2 hours, final cleaning Linen and towels with weekly change Pool towels with mid week change Private parking
Exclusive and payable on the spot	Extra cleaning; Extra change of bed linen and / or towels Chef service, first shopping service, tourist tax Euro 2.- per person over 14 years / each night for a max of 7 nights
Breakage deposit	Euro 700.- (to be deposited with your credit card)
& More	air-conditioning/heating system in every room, The villa has been most elegantly restored and is available from spring 2025 onwards