



CHIANTI
&
MORE

PANZANO IN CHIANTI (Province of Florence)
REF. 135

Within the most beautiful vineyards and olive groves of the Chianti area, there is located this oasis of peace and miracle where you dedicate yourself to complete relaxation or from where you start your day trips in order to discover Tuscany's culture and beauty.

The villa offers seven most elegant, attractive suites, all furnished in traditional style, with stylish details following a meticulous restoration that made this place a true paradise. The villa is surrounded by manicured gardens, a collection of contemporary art, the panorama is unique and offers sunset views. Enjoy the heated pool, the sauna in the little and most panoramic barn next to the pool and a wine tour at the owner's wine estate tasting the exquisite wines and the olive oil.

The approach for the reconstruction of the villa was that of a conservative recovery, restoring value to the architectural building aspects dormant over time: the external fixtures and windows have been recovered as well as the internal doors, the load-bearing beams have been replaced and reused for the construction of the oak and chestnut wood flooring in the bedrooms, suites and bathrooms.

The avenue of olive trees leading to the entrance, the colorful and fragrant lemon garden and the slopes of shrubs and flowers positioned as if to frame small glimpses of the vineyards and the Tuscan hills create a link between the estate and the surrounding landscape

Even if the villa is located on a working winery, the guests enjoy privacy. A private path leads to the pool and the pool area.

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| Closest town | Panzano in Chianti (3 kms) with restaurants, shops, wine bars, cafés |
| Distances | Greve in Chianti 10 min, Florence 1 hour, Siena 1,5 hours, Airport Florence 1 hour |
| Sleeps max. | 14 persons |
| Villa | Ground floor: Living room Sitting room with fire place Sitting room with library Dining room with dining facilities for 14 persons Kitchen Guest bathroom 1st floor: Salon with fireplace, sofas and arm chairs (about 80 sqm) 7 king size bedrooms each with private bathroom (showers) - the bedrooms <u>can not</u> be prepared as twin bedded rooms |
| Garden | Elegant and relaxing ambience, most panoramic location Consecrated chapel for weddings available Further formal garden and wood oven area including pergola with table seating 14 |
| BBQ | Yes - gas |
| Terrace | Several panoramic terraces, one with outdoor dining area, tasteful and stylish garden furniture Collection of contemporary art at the property |
| Pool | 12 x 3 m in most panoramic location, pool can be heated In the pool house: Finnish Sauna, changing room with showers and toilet, summer kitchen |
| Views | Enchanting views onto the Chianti landscape with vineyards and olive groves |
| Location | Belongs to a working winery, but quiet, private and panoramic |
| Pets | no |
| Parking lot | Yes, private parking for several cars |
| Kitchen equipment | Big refrigerator with freezer, ice maker, induction hob, oven, dishwasher, microwave |
| Telephone | Yes - landline |
| TV | Yes (satellite) |
| Internet | Wifi, all over the property |
| Safe | yes |
| Weekly rates | January, February, March Euro 15.000.- April, May Euro 16.500.- June, July, August, September Euro 19.000.- October Euro 16.500.- November, December Euro 15.000.- During the Christmas and New Year Dates, the High Season rate (Euro 19.000.-) is applied |
| Washing machine | Yes and dryer |
| Included | Concierge Phone Air Conditioning Heating Final cleaning Chef's Breakfast until 10.30 am Daily maid service of 3 hours Electricity, gas for hot water and kitchen, water Pool towels and sauna towels with daily change, change of bed linen, bathrobe and towels twice a week First supply of deteratives and soaps |

Welcome by a person who speaks good English

Wifi Internet

Exclusive use of the pool

Use of the BBQ (gas)

Private parking

Exclusive and
payable on the
spot

Extra cleaning; Extra bed linen change

Chef service, first shopping service,

tourist tax Euro 2.- per person over 14 years / each night for a max of 7 nights

Characteristic and well equipped indoor meeting rooms are available and can be rented

Euro 5000.- (to be deposited with your credit card)

Breakage
deposit

& More

air-conditioning/heating system in every room,

wine tours, cellar visits and tastings available

The villa has been most elegantly restored