



## CHIANTI & MORE

### CASTELLINA IN CHIANTI (Province of Siena) REF. 147

Chianti at its best. This elegant villa with Air Conditioning belongs to an organic boutique winery, but it is not affected at all by the works at the estate. A Wine tasting and tour is included in the rental fee. The spacious and bright villa offers a superb accommodation for 10 (+2) persons at the villa and the barn. The contemporary features and selected furniture assure a fine experience at a stylish villa in the heart of the picturesque Chianti area, providing privacy, tranquillity and a peaceful setting in an uncontaminated area.

Activities	Sightseeing, wine tastings and tours, walking and biking in the olive groves and vineyards, cooking, relaxing
Closest town	Castellina in Chianti (4 km, 8 minutes drive)
Distances	Closest shops 4 km, closest restaurants 3 km, Florence 1 hour, Airport Florence 1 hour 15 minutes, Siena 40 min
Sleeps max.	10 (+2) persons
Bedrooms	Villa: 4 bedrooms All bedrooms can be prepared as doubles and as twins Dependence: 1 bedroom, 1 studio with comfortable sofa bed
Bathrooms	Villa: 3 bathrooms (all with shower) of which one ensuite Dependence: 1 bathroom with shower
Villa	Ground Floor Living room with fireplace; second living/reading room with access to the garden; Dining room with access to the garden; Fully equipped kitchen with access to the dining room; 1 double bedroom with en suite bathroom. Upper floor

2 double bedrooms with en suite bathrooms;  
1 additional room with queen bed

#### Dependence

##### Ground Floor:

1 double bedroom with en suite bathroom and access to private garden;

##### First floor:

Sitting area with comfortable sofa bed

kitchen with dining area and fireplace, exit to the garden and terrace

#### Outdoor

Heated swimming pool with sunbeds and parasol;

Mediterranean garden with roses, lavender, and lemon trees;

Outdoor dining area with barbecue;

Fitness room;

Bocce ball court;

Parking space.

Garden	2 Terraces with outdoor dining, private garden, additional small terrace with breakfast table, BBQ
Swimming Pool	Yes, private, 12 x 4 m, heated
Views	Breathtaking on the vineyards and olive groves of the winery
Location	private
Pets	Upon request, please advise
Parking	Yes
Kitchen equipment	Oven, double refrigerator / freezer with ice maker, dishwasher, good selection of pots, dishes, glasses etc., toaster, tea kettle, coffee maker, microwave
Laundry room	washing machine
TV	Yes, SAT
Air Conditioning	yes, in all bedrooms
wifi	Yes
Weekly rate	Villa plus dependence for 10 (+2) persons: Check in and check out any day of the week Minimum rental period is one week, but also 8, 9, 10... days are possible  January, February, March 2025 Euro 7.250.- April, May 2025 Euro 8.625.- June 2025 Euro 9.875.- July, August 2025 Euro 10.625.- September 2025 Euro 9.875.- October 2025 Euro 8.625.- November, December 2025 Euro 7.250.-
Inclusive	Electricity, gas, water, use of the heated swimming pool, BBQ, weekly bed linen change, biweekly towel change, final cleaning, four hour-mid week cleaning of the villa (once a week), WiFi, welcome pack of kitchen products. Complimentary visit of Gagliole winery in Panzano in Chianti. Please let us know if you plan to bring your dog with you.
Exclusive and payable on the spot	additional maid service, fire wood, tourist tax Euro 3,00/ per person over 14 years / night for a max of 7 nights
Breakage deposit	€ 700.- (can be deposited with your credit card)
& More	Stylish ambience within Tuscany's most stunning landscape and the vineyards of the winery