



CHIANTI & MORE

PANZANO IN CHIANTI (Province of Florence) REF. 153

Within in the splendid Chianti countryside, in the middle of one the most famous wine and olive oil producing areas, among the vineyards and olive groves, you find this outstanding villa divided into 4 spacious and luxurious apartments offering a a most panoramic infinity swimming pool as well as a little spa with hot tub and sauna room.

The medieval and impressive Tower has been accurately restored with highest attention to preserving its architectural origins, ensuring a warm welcome to the guests. The location enjoys an incredible 360° panoramic view over the surrounding valley. Without a doubt, one of the most beautiful areas of Tuscany.

This luxury apartment (80 sqm) is finely equipped with special care to all details, it is located at the first floor, all on one level with two bedrooms, each with en-suite-bathroom with shower, a large living room with dining area, a spacious kitchen, and a private and independent outdoor area on the ground floor reserved for you. Mosquito screen are on the windows.

Upon request the guests can get breakfast, lunch and dinners at the restaurant with its panoramic outdoor terrace or in the lovely barn which is located just next to the villa. The property is can be reached easily on a paved road.

Activities **Cooking, swimming, walking in the olive groves, wine tastings, visits of the art cities and little Hamlets in the Chianti area**

Closest **Panzano in Chianti 4 km (6 minutes drive), restaurant on site and in Panzano**

town	
Distances	Greve in Chianti 10 km, Golf course Ugolino 24 km, Florence 35 km, Siena 45 km, Airport Florence 1 hour
Sleeps max.	max 4 persons
Villa	Apartment 3 First Floor Kitchen-Dining and Lounge area: Fully equipped kitchen, induction stove with 6 rings, dining table with 4 chairs, living area with sofa, 2 armchairs, and TV. Bedroom 1 Double size bed, wardrobe, ensuite bathroom with shower. Bedroom 2 Double size bed, wardrobe, ensuite bathroom with shower
Garden	Private garden to this apartment with outdoor dining area and sunbeds
Terrace	Spacious and meticulously kept, relaxing ambience
Pool	Several terraces and patios with outdoor dining areas
Spa	12 x 6 m, chlorine, elegantly furnished pool area
Views	Wellness Centre with Sauna and hot tub (jacuzzi)
Location	Stunning view onto the Chianti hills with vineyards and olive groves
Pets	Private and panoramic
Parking lot	2 small pets allowed, please advise
Kitchen equipment	Yes, spacious
Air Conditioning	High quality items: Induction hobs, electric oven, refrigerator, dishwasher, fine glasses, cutlery, dishes etc., electric tea kettle, microwave, filter coffee maker, toaster, washing machine, dryer
TV	Yes, also screens at the windows
Internet	Yes (satellite) and MP3 player
Safe	Wifi, all over the property
Washing machine	Yes, also alarm system
Weekly rates	Laundry room with washer and dryer
Inclusive	Upon request
Exclusive and payable on the spot	Final cleaning; house, garden and pool maintenance; Utilities: water, gas during the summer months and electricity up to a total of 400 Kw per week; midweek change of bath and kitchen towels (for stays up to 7 nights); 1 complete cleaning with weekly change of sheets and towels (for stays over 7 nights); Welcome basket with basic products (oil, pasta, wine, butter, bread, detergents, soaps, etc.); use of the spa (sauna and hot tub), Baby bed, High chair, Bicycles (4)
	Extra cleaning (15.00€ per hour); Extra bed linen change (35.00€ per bed); First shopping service Euro 30.- Heating on consumption; (electricity 0,30 Euro each kw and gas Euro 4,50 each metre cube) Chef and waiter; breakfast, lunch and dinner in the villa (on request you can choose from the restaurant menu, 15% discount if lunches and dinners are eaten in the restaurant); cooking class on request; First shopping service on request; Small pets are allowed (maximum 2) – extra cleaning fee

Breakage
deposit
& More

Euro 250.-

**Screens in every bedroom
air-conditioning/heating system in every room,
Small dogs are allowed but the property is not fully fenced or pet secured.
The restaurant is open for guests on request,**