



## CHIANTI & MORE

### PANZANO IN CHIANTI (Province of Florence) REF. 151

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 and enjoys a private outdoor space furnished with sunbeds and outdoor dining area.

On the first floor there is the living room, kitchenette and dining room. On the upper floor is a double bedroom with ensuite bathroom with shower and a very unique travertine seat water fall shower. On the top floor is a second bedroom with bathroom (shower) and a bathtub with a panoramic view. From this room you will enjoy an unforgettable 360 degree view.

Upon request the guests can get breakfast, lunch and dinners at the panoramic outdoor terrace or in the lovely barn. 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 town      **Panzano in Chianti 4 km (6 minutes drive), restaurant on site and in Panzano**

Distances      **Greve in Chianti 10 km, Golf course Ugolino 24 km, Florence 35 km, Siena 45 km, Airport Florence 1 hour**

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Sleeps max.	<b>max 4 persons</b>
Villa	<b>Apartment 4</b> <b>First floor: living room, kitchenette, dining room.</b> <b>Upper floor: double bedroom with ensuite bathroom (shower and a unique travertine seat water fall)</b> <b>Top floor: second bedroom with ensuite bathroom (shower and a bathtub with a panoramic view)</b> <b>From this room you will enjoy a 360 view</b>
Garden	<b>Private garden to this apartment with outdoor dining area and sunbeds</b> <b>Spacious and meticulously kept, relaxing ambience</b>
Terrace	<b>Several terraces and patios with outdoor dining areas</b>
Pool	<b>12 x 6 m, chlorine, elegantly furnished pool area</b>
Spa	<b>Wellness Centre with Sauna and hot tub (jacuzzi)</b>
Views	<b>Stunning view onto the Chianti hills with vineyards and olive groves</b>
Location	<b>Private and panoramic</b>
Pets	<b>2 small pets allowed, please advise</b>
Parking lot	<b>Yes, spacious</b>
Kitchen equipment	<b>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</b>
Air Conditioning	<b>Yes, also screens at the windows</b>
TV	<b>Yes (satellite) and MP3 player</b>
Internet	<b>Wifi, all over the property</b>
Safe	<b>Yes, also alarm system</b>
Washing machine	<b>Laundry room with washer and dryer</b>
Weekly rates	<b>Upon request</b>
Inclusive	<b>Final cleaning; house, garden and pool maintenance;</b> <b>Utilities: water, gas during the summer months and electricity up to a total of 400 Kw per week;</b> <b>midweek change of bath and kitchen towels (for stays up to 7 nights);</b> <b>1 complete cleaning with weekly change of sheets and towels (for stays over 7 nights);</b> <b>Welcome basket with basic products (oil, pasta, wine, butter, bread, detergents, soaps, etc.);</b> <b>use of the spa (sauna and hot tub),</b> <b>Baby bed, High chair, Bicycles (4)</b>
Exclusive and payable on the spot	<b>Extra cleaning (15.00€ per hour);</b> <b>Extra bed linen change (35.00€ per bed);</b> <b>First shopping service Euro 30.-</b> <b>Heating on consumption; (electricity 0,30 Euro each kw and gas Euro 4,50 each metre cube)</b> <b>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);</b> <b>cooking class on request;</b> <b>First shopping service on request;</b> <b>Small pets are allowed (maximum 2) – extra cleaning fee</b>
Breakage deposit	<b>Euro 250.-</b>
<b>&amp; More</b>	<b>air-conditioning/heating system in every room,</b> <b>Small dogs are allowed but the property is not fully fenced or pet secured.</b> <b>The restaurant is open for guests on request,</b>

