



**CHIANTI
& MORE**

GREVE IN CHIANTI (Province of Florence)
REF. 336

FILM LOCATION! Anthony Bourdain shot the Tuscan show (aired September 2007) for his culinary series NO RESERVATIONS at this villa: "Tuscany, which could be summed up in one word, beauty!"

The unique villa is set in the most desirable location in the beautiful Chianti hills half way between the nice little towns of Panzano and Greve in Chianti. This gorgeous property is the ideal place where you can understand the meaning of tranquillity and peace. The farmhouse is restored with great attention to details, contemporary comfort and enjoys stunning views onto the vineyards, cypress rows and the hilltop town of Panzano in Chianti. The very spacious and meticulously kept Tuscan garden includes a fenced pool, panoramic terraces, outside dining areas, manicured lawns and is surrounded by organic vineyards and impressing olive trees; a daily service of high level will be provided by the professional staff. One of the best villas we represent!

The options are:

22 guests (villa + studio + cottage + barn)

with and without breakfast / daily maid service – please see below the weekly rates for the different options

Closest towns
Distances
Sleeps max.
Property

Panzano in Chianti 7 km, Greve in Chianti 4 km
Florence 36 km (50 min), Airport Florence 50 min, Siena 46 km (1 hour)
22 persons
Villa:

Ground floor: entrance, professional kitchen with exit to the terrace and outside dining area, bright dining room, spacious living room with fire place, TV room, 1 ensuite double bedroom (Super King 200 x 200) with ensuite bathroom (shower and tub)

1 ensuite double bedroom (King 180 x 200) with ensuite bathroom (tub and hand held shower)

First floor

1 ensuite double bedroom (Super King 200 x 200) with ensuite bathroom (shower and tub)

1 ensuite double bedroom (Queen 175 x 200) with a ensuite bathroom (shower)

1 ensuite double bedroom (100 x 200) with a ensuite bathroom (shower)

1 ensuite double bedroom (90 x 190) with a ensuite bathroom (shower)

Studio:

Ground Floor

Sitting area, double bedroom and bathroom with shower

Veranda with table and armchairs

Cottage:

Ground Floor

Lounge and kitchen, Living room, Bathroom with shower

First Floor

1 ensuite double bedroom (King 190 x 190) with ensuite bathroom (shower)

1 ensuite double bedroom (90 x 190) with ensuite bathroom (shower), a separate entrance and private little patio.

Outdoors

Terrace with table and sun umbrella

Barn:

Ground Floor

Little kitchen

First Floor: 2 queen size bedrooms sharing 2 bathrooms with a shower

Garden house: gym with Air Conditioning and bathroom

Bedrooms

Villa:

6 ensuite doubles with Air Conditioning (of which 4 can be converted into twins)

Studio:

1 ensuite double bedroom

Cottage:

2 ensuite doubles (of which 1 can be converted into a twin)

Barn:

2 doubles

Bathrooms

Villa: 6 (of which 3 with showers and 3 which tubs and showers)

Studio: 1 with shower

Cottage: 2 each with shower

Barn: 1 with shower

Garden

Very spacious, lawns, safe for children

Terrace

Several terraces with outside dining table

BBQ

yes

Swimming Pool

Chlorine-free, private, 15 x 6 m, fenced, with covered sitting area

Gym

Yes

Plus Hammam (Turkish Bath)

Views

Outstanding views on the vineyards and Panzano

Location

Very private

Pets

No

Parking lot

Spacious, for several cars

Kitchen equipment

Villa: professional kitchen with gourmet appliances

Dishwasher, oven, ice maker, food processor/blender, juicer, oven, refrigerator, freezer, barbeque, microwave, toaster, coffee machine, tea kettle

Cottage: well equipped kitchen with dishwasher, oven, refrigerator

Laundry room

Washing machine and dryer

TV

Sat TV with English channels

iPod Dock Station

yes

Phone wifi	Yes Yes
Weekly rates	<p><u>Option1 (mid week cleaning and change of towels included, daily maid service included)</u></p> <p>1 April – 30 April 2025 Euro 23.300.- 1 May – 31 May 2025 Euro 25.300.- 1 June – 30 September 2025 Euro 28.300.- 1 October – 31 October 2025 Euro 23.300.-</p> <p><u>Option 2 (mid week cleaning and change of towels included, daily maid service of 3 hours and breakfast delivery included)</u></p> <p>1 April – 30 April 2025 Euro 27.500.- 1 May – 31 May 2025 Euro 29.500.- 1 June – 30 September 2025 Euro 32.500.- 1 October – 31 October 2025 Euro 27.500.-</p>
Inclusive	<ul style="list-style-type: none"> • Wi-Fi • Utilities • Homemade Breakfast (only for price list option 2) • Daily maid service 3 hours (8.00am-11.00am, 9.00am-12.00pm or 10.00am-1.00pm) • Mid-week linen and towel change on Wednesday • Welcome hamper with gifts of our estate • Toiletries • Garden and pool maintenance • Final cleaning
Exclusive and payable to the owner upon departure	<ul style="list-style-type: none"> • Gas heating € 550,00/week • Private chef on request, external chefs are not allowed at our estate • Cooking classes on requests, external chefs are not allowed at our estate • Social events for more than 22 guests can be organized via our partners after the approval of the management, additional cost € 2000, - • Tourist tax due at check out (€ 2,00 per person/day) • Shopping list € 50 plus the cost of the products. • Complete rooming list to be requested 1 week before the arrival. • Pre-authorization requested € 2000 for damages upon arrival • Eventual extra tuning the Piano € 200
Breakage deposit	Euro 2000.- - to be deposited with your credit card
& More	<p>Air Conditioning in all bedrooms Minimum stay is 7 nights in high season and 3 nights in low, prices for short stays are on request. changeover day is Saturday.</p> <p>Check-in: from 3:30 pm – 7:30 pm Check-out: no later than 10:00 am</p>