



## PANZANO IN CHIANTI (Province of Florence) REF. 356

The impressive fortified farmhouse is dating back to the year 1400. It was modified in the course of the centuries and has finally been completely restored by the current owner with great care. Respect has been shown in keeping the original layout and style to its former design.

The property is listed in many books as one of the most beautiful and architecturally most interesting houses of its kind. This villa belongs to an organic winery and it is divided in five comfortable and well equipped apartments with modern bathrooms and kitchens. The gardens surrounding the villa are immaculately kept and offer truly scenic views. Help yourself in the organic vegetable garden where you may pick some fresh tomatoes and eggplants for your barbecue.

The large swimming pool (7x14m) and the spacious inside and panoramic outside dining areas are ideal for your group.

The villa sleeps 20 (+1) persons and is an outstanding event location, a place for a family meetings and a home for big groups.

The property belongs to an organic winery which produces organic Chianti Classico wine and organic extra virgin olive oil. We are happy to organize your tastings and tours.

A precious service is the possibility to get breakfast, lunches and dinners at the estate. Upon request.

Closest village	Panzano in Chianti (1 km), nice walk with day light
Distances	Greve 8 km, Florence 33 km, Airport Florence 1 hour, Siena 33 km
Sleeps max.	20 (+1) people

**Apt 1 / Ref. 350: 4 persons**  
**Apt 2 / Ref. 352: 6 persons**  
**Apt 3 / Ref. 353: 4 persons**

	<p>Apt 4 / Ref. 354: 6 persons  Apt 5 / Ref. 355: 2 persons  Total 20 persons (+1)</p>
Bedrooms:	<p>Total 10 bedrooms  Apt 1 / Ref. 350: 2 bedrooms  Apt 2 / Ref. 352: 3 bedrooms (of which one accessible over a steep staircase)  Apt 3 / Ref. 353: 2 bedrooms  Apt 4 / Ref. 354: 2 bedrooms  Apt 5 / Ref. 355: 1 bedroom</p>
Bathrooms	<p>Total 10 bathrooms – completely new  Apt 1 / Ref. 350: 2 bathrooms of which 1 with shower and tub, 1 with shower  Apt 2 / Ref. 352: 3 bathrooms of which two with shower, one with tub  Apt 3 / Ref. 353: 2 bathrooms each with shower  Apt 4 / Ref. 354: 2 bathrooms each with shower  Apt 5 / Ref. 355: 1 bathroom with shower</p>
Interior space	<p>About sqm 490</p>
Interiors	<p><b>Apartment 1:</b>  access from the courtyard, very spacious and panoramic living room with traditional fire place (closed for safety reasons) and dining area, spacious kitchen, double bedroom with ensuite bathroom with shower, bathroom with tub and shower, very large and impressing suite with sitting area and double bed (exit to the garden)  Sitting and reading room</p> <p><b>Apartment 2:</b>  Living / dining room with big fireplace (closed for safety reasons); double bedroom, 2 bathrooms with shower, double bedroom with ensuite bathroom with tub; well equipped kitchen; a wooden staircase goes up to the third bedroom located in the old tower; this apartment enjoys a very special view from its own terrace and shows much of the original stone walls. Wood beamed ceilings and typical Tuscan terracotta floors.</p> <p><b>Apartment 3:</b>  Well equipped kitchen, living and dining area with fire place (closed for safety reasons), a wooden staircase goes up to a little gallery for relaxation and reading;  Double room with exit to the terrace and ensuite bathroom with shower, second double bedroom with a wooden staircase which goes up to the ensuite bathroom with shower</p> <p><b>Apartment 4:</b>  Access to the apartment from the historical courtyard, wooden stairs lead up to the apartment  Kitchen, at the left there is an open arch which leads to the living room with fireplace (closed for safety reasons), dining area, panoramic double bedroom with ensuite bathroom (shower)  double bedroom with ensuite bathroom</p> <p><b>Apartment 5:</b>  Access to the apartment from the historical courtyard  Sitting area, small kitchen / dining area, bedroom, bathroom (shower)</p>
Patio and Garden	<p>Five furnished terraces – one for each apartment, one spacious outside dining area for big groups, vegetable garden, lawns (ideal also for children)</p>
Swimming Pool	<p>Yes (14 x 7 m), furnished pool area with sunbeds for all guests  Open from 1st May to 20th October from 8.30 h to 7 pm, depth 1,50 m</p>
Views	<p>Exceptional, on vineyards, olive groves and the rolling Tuscan hills</p>
Location	<p>Private</p>
Pets	<p>no</p>

Parking lot	Yes
Kitchen equipment	Each of the five kitchens equipped with refrigerator with freezer, dish washer, oven, stove top, American coffee machine, tea kettle, toaster, Italian coffee maker Moka
Washing machine	Yes, laundry service from 8.30 am to 10.30 am (the maid picks up your laundry), iron and ironing board in each apartment
Internet	wifi
TV	Yes (satellite) with four channels in each apartment except for apt 5
DVD	Yes in each apartment
CD-Player	Yes in each apartment and radios
BBQ	Charcoal BBQ in the garden
Weekly rates Villa	Exclusive rent of the villa for groups, families, retreats, events of different kind:  3 April to 10 April 2022 Euro 11.875.- 11 April to 22 May 2022 Euro 11.000.- 23 May to 25 June 2022 Euro 11.875.- 26 June to 18 September 2022 Euro 12.000.- 19 September to 16 October 2022 Euro 11.875.- 17 October to 6 November 2022 Euro 11.000.-
Inclusive	Electricity, use of swimming pool, wifi HEATING: independent heating system in each apartment (GPL gas). Reasonable usage of the heating is included in the rental price. CLEANING: 1 week stay: cleaning of the apartments is every other day + mid week change of bathroom towels. SUPPLIES: We provide a few supplies to get you started. The kitchen will include some washing up liquid, a sponge and dish washer liquid soap USEFUL ITEMS: 1 Hairdryer, 1 iron and iron-board are provided in each apartment of the villa. ESSENTIALS: 100% cotton towels, linen, pool towels (changed by 7 nights). Hotel courtesy, toilet paper, 1 pair of slippers each bathroom, 1 kitchen towel and 1 table cloth laundry service from 8.30 am to 10.30 am
Exclusive payable on spot	and the spot  Heating (in case of high consumption) LUNCH BRUNCH and WINE TASTING: book your experience ahead DINNER CHEF SERVICE: Book an exclusive Tuscan cuisine experience and the desired menu. Min 4 adults, from Euro 55 to 65 per person, 4 courses and tasting of our wine included COOKING CLASS From Monday to Friday. Includes a hands on course, lunch and wine tasting, min 2 adults Euro 85,00 pp. TAKE AWAY lunch or dinner: ONLY from Monday to Friday from 10.30 am to 2pm you can book a fresh and healthy take away lunch or dinner EVERY DAY CLEANING or EXTRA CLEANING Euro 25 per unit per day. To be booked on arrival or at the moment of reservation EVERY DAY CHANGE OF TOWELS AND/OR LINEN Euro 25 per bedroom per day. To be booked on arrival or at the moment of reservation Tourist tax Euro 2.- per person over 14 years / max 7 nights
Breakage Deposit	Euro 1.000.-
& More	The name of the property means "gentleman`s home". In this case the gentleman was the famous Cavalier Luca di Totto di Panzano. In the 14th century he bought the tower (built in the 13th century), expanded the building and made it his residence. It first appears in the land registry in the year 1427. All event-fees for cleaning, staff, location, catering etc. upon request. We are happy to send a cost estimation  No Air Conditioning, but very functional fans in all bedrooms, In case of an event the number of participating persons may not exceed the number of persons allowed at the villa (20 +1)

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