



**CHIANTI
& MORE**

**PANZANO IN CHIANTI (Province of Florence)
REF. 322**

A cosy and carefully restored barn for four persons (two bedrooms, two bathrooms) in a unique location overlooking the property`s vineyards, the picturesque, medieval hamlet of Montefioralle and the impressive Tuscan landscape. This house offers a very nice comfort for a relaxing vacation within the lush nature of the Chianti area with its organic vineyards and olive groves.

You will enjoy your meals at the panoramic terrace just outside the well equipped kitchen. A BBQ is ready for preparing your tasty dinner.

The swimming pool located between the barn and the main house where the owners live, invites to refreshing baths within the picturesque Chianti hills. The pool is used also by the owners.

Closest village	Panzano in Chianti (3 km), Province of Florence
Distances	Greve in Chianti 9 km, Florence 34 km, Siena 34 km, Airport 1 hour
Sleeps max.	4 people
Bedrooms:	2 double bedrooms with screens
Bathrooms	2 full bathrooms, one with tub, one with shower
Interior space	about 80 sqm
Ground floor	All on one level: Entrance from the furnished terrace to the Well equipped Kitchen with dining area living room with fire place 2 double bedrooms 2 bathrooms (one with tub, one with shower)
Garden	nicely maintained
Patio	Yes, barbecue
Swimming Pool	12 x 6 m in magnificent location with terrace Shared with the owners who live at the main house
Views	Stunning, onto the Chianti landscape, the vineyards of the property and the medieval hamlet of Montefioralle which is considered a gem of medieval architecture

Location	private, although the owners live in the main house
Pets	Upon request
Parking lot	Yes
Kitchen equipment	Oven, refrigerator, dishwasher, toaster
Washing machine	Yes
TV	Yes (SAT)
CD-Player	Yes
Air Conditioning	Yes, upon request there is a portable A/C split
Internet access	wifi
Weekly rates	7 January – 22 March 2024 Euro 2050.- 23 March – 24 May 2024 Euro 2140.- 25 May – 20 September 2024 Euro 2315.- 21 September – 8 November 2024 Euro 2140.- 9 November – 13 December 2024 Euro 2050.- 14 December 2024 – 10 January 2025 Euro 2315.-
Inclusive	Electricity, cooking gas, water, use of swimming pool
Exclusive and payable on the spot	Heating, fire wood, final cleaning Euro 50.-, tourist tax Euro 2.- per person over 14 years / per night for a max of 7 nights, additional bed for children up to 12 years: Euro 30.- per night, baby beds and cribs are free of charge
Breakage deposit & More	Euro 200.- Views! Screens at all windows, Hair dryer and pool towels available The villa can be booked from and to any day of the week, therefore also for 8, 9, 10... nights