



**CHIANTI
& MORE**

**GREVE IN CHIANTI (Province of Florence)
REF. 143**

Enjoy a fine Tuscan experience at this truly elegant villa featuring stylish authentic interiors, a meticulously cared garden and a scenic, private double-pool.

The Tuscan house is designed for 6 (+2) persons and is located conveniently in walking distance to the town Greve in Chianti with all kind of shops, restaurants, a Saturday morning market, coffee and wine bars etc. The owners, both architects and interior designers, furnished this villa according their professional criteria. All details have been carefully selected, the colours mirror authentic Tuscan tradition and the provided quality respects high end contemporary requirements.

The consistent restoration works have been finished recently – therefore all features are new.

We apologise, but this villa is not appropriate for children up to 8 years. Thank you for your understanding

Closest village	Greve in Chianti (1500 m), Province of Florence
Distances	Closest restaurant 1 km (walking distance), Greve in Chianti 1,5 km, Florence 25 km, Siena 40 km, Airport Florence 50 min
Sleeps max.	6 (+2) people
Bedrooms:	2 double bedrooms at the mezzanine floor which has access also from the outside area, 1 bedroom at the open gallery with a double bed plus a sofa bed
Bathrooms	3 full bathrooms: of which two ensuite Two bathrooms with showers, one with tub and shower (at the gallery / 1st floor) One guest bathroom
Interior space	about 240 sqm
Ground floor	Entrance from the garden, the terrace and the outdoor dining area: kitchen, guest bathroom, dining area, laundry room
Mezzanine floor	living room with exit to the outside area, 2 double bedrooms, one ensuite bathroom with shower, bathroom with shower
1st floor	Open gallery with double bed and ensuite bathroom with tub and shower, sofa bed
Garden	Very spacious, around the house and at the pool BBQ area with gas grill
Patio	Spacious terrace with lounge area and panoramic outside dining area, BBQ area
Swimming Pool	Double pool, 16 x 8 m in panoramic location, open mid May to mid October Exceptional open air / outdoor shower / bathroom in the style of a South-East Asian

Hotel

Views	onto the picturesque hilly Chianti landscape
Location	Private, the owners live in the main house but assure complete privacy and do not interfere with the guests
Pets	Upon request
Parking lot	Yes – spacious for several cars
Kitchen equipment	Oven, refrigerator with freezer, dish washer, tea kettle, coffee machine, toaster, ironing board and iron
Washing machine	Yes, laundry room with washer and dryer
Telephone	no
Internet	Yes, wifi, also outside
iPod Dock	yes
TV	Yes, SAT
iPod Dock	yes
Air Conditioning	Yes and also fans in all rooms
Weekly rates	6 January 2024 – 17 May 2024 Euro 3800.- 18 May 2024 – 21 June 2024 Euro 4140.- 22 June 2024 – 30 August 2024 Euro 4875.- 31 August 2024 – 11 October 2024 Euro 4140.- 12 October 2024 – 28 November 2024 Euro 3800.-
Inclusive	electricity to 250kW, cooking gas, water consumption, exclusive use of pool, wifi, one mid week cleaning of 4 hours, baby bed, high chair, bed linen with weekly change, towels with change twice a week
Exclusive and payable on the spot	Gas for Heating, Electricity over 250 kW Euro 0,80 per kW, tourist tax First shopping fee Euro 20.- to Euro 50.- + groceries, cleaning fee for each dog Euro 70.- / week, in case the guests leave behind the garbage there will be a fee of Euro 50.-
Breakage deposit & More	Euro 500.- Pool towels and hair dryer provided, sumptuous ambience