

# Villa Panzano

**Region:** Tuscany **Sleeps:** 16

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## Overview

Villa Panzano is a breathtaking villa located in the Chianti Classico countryside of Tuscany, in a panoramic position, close to Greve and halfway between Florence and Siena.

Boasting eight spacious en-suite bedrooms, divided into four apartments and spread over three floors, it's an ideal choice for large groups or families looking for a dreamy Italian escape.

Inside, the villa is elegantly furnished with traditional Tuscan decor and modern amenities such as air conditioning and Wi-Fi. The ground floor welcomes guests into a spacious living area, an equipped kitchen with access to the outdoor dining area, as well as a small spa, featuring a hot tub and sauna. There are also two apartments on the ground floor, complete with en-suite bedrooms, one of which has disabled access and leads out to the garden.

Wander to the first floor and the third apartment can be found, consisting of four double bedrooms and four bathrooms. The fourth apartment is spread over the second and third floor, and from the third floor guests can admire a spectacular 360 ° view of the surrounding countryside.

There's space for everyone outside in the extensive gardens. Unwind with a glass of local wine in the outdoor lounge area, or follow the stone steps down to the beautiful pool, equipped with some parasols and sun beds, from which you can admire panoramic views of the surrounding hills and vineyards.

Located in the wonderful area of Chianti Classico, known for the prestigious wine, the villa is surrounded by evocative sceneries and charming villages to explore. The



nearby Panzano (3km) is a great spot for local restaurants and basic shops, or head further afield to Greve (9.5km) where you can find typical "trattorias" restaurants, plus traditional wine and olive oil farmhouses.

## Facilities

TV • Tennis Nearby • Historical Sites • Horse Riding • Spa/Massage • Walking/Hiking Paths • Romantic • Cycling • Hairdryer • Villa • Wine Tasting • Washing Machine • Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Golf Nearby • Maid Service Available • Chef/Cook Available • Rural Location • Laptop Friendly Workspace • Cots (Cribs) • Private Pool • Kid-friendly museum • Pre-Stocked Fridge Available • Catering Available • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • <1hr to Airport • Tumble Dryer • Safety Deposit Box • Wheelchair Access • Sauna/Steam • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior (422 sqm)

### Ground Floor

- Large spacious living and dining space
- Well-equipped kitchen with access to the garden
- A disabled accessible apartment with double bedroom and two bathrooms, one with shower and one with bathtub
- An apartment with a double bedroom and bathroom
- Spa equipped with a hot tub and sauna

### First Floor

- An apartment with 4 x double bedrooms and bathrooms

### Second And Third Floor

- An apartment spread over two floors with 2 x double bedrooms and bathrooms

## Outside Grounds

- Swimming pool (6 x 12m)
- Parasols and sun beds
- Lounge area with sofa, armchairs and coffee table
- BBQ

## Facilities

- Wi-Fi
- Air Conditioning
- Washing Machine
- Dryer
- Hairdryer
- Cot and high chair (on request)





# Location & Local Information

Villa Panzano is situated in the beautiful Tuscan countryside of Chianti, halfway between Florence and Siena.

Chianti is a beautiful region in Italy that offers an abundance of activities for visitors to enjoy. One of the most popular things to do in Chianti is to explore its charming medieval towns, such as Greve and Panzano, where you can wander through picturesque streets, visit historic landmarks, and taste the region's famous wine.

A little further away, around an hour's drive, is Siena, a splendid medieval city full of tradition and artistic masterpieces. Be amazed by an array of fabulous churches, galleries, restaurants, Renaissance and Gothic architecture. Head through the winding cobbled streets to the impressive main square, Piazza del Campo, which is the setting of the famous Palio horse race - climb up the tower there for fabulous views over the terracotta rooftops below.

For an amazing collection of Renaissance art and architecture, plus a fantastic range of boutiques and restaurants, take a drive over to Florence (39km). Visiting galleries can be balanced with a trip to the magnificent Boboli gardens for a stroll before tucking into a generous helping of creamy gelato or large bowl of fresh pasta at a local trattoria.

## Local Amenities

Nearest Airport	Florence Airport, Peretola (49km)
Nearest Airport 2	Pisa International Airport (89km)
Nearest Town	Panzano (4km)
Nearest City	Florence (38km)



Nearest Restaurant	Restaurant in local town (3km)
Nearest Shop	Grocery shop in local town (4km)
Nearest Golf	Circolo Golf dell'Ugolino (20km)
Nearest Tennis	Tennis Club Mercatale (12km)
Nearest Beach	Spiagge bianche (122km)

## What we love

- Stunning panoramic views overlooking vineyards and rolling hills.
- Elegant, traditional stone-built Italian villa spread across three floors.
- Nestled in the picturesque Chianti countryside, within easy reach of Florence and Siena.
- Ample outdoor seating to admire the countryside with a glass of local wine.

## What you should know...

- Due to the villa's countryside location, hiring a car is recommended to discover the region.
- The owner has informed us that this property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. - 8.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes to the amount of 400Kw per week. Excess charge, payable locally.
- **Linen & towels included?:** Yes, and mid-stay change included.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note that published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Weddings, stag/hen parties and any special events are not allowed. The owner has informed us that this property has wheelchair access. However, please contact us before booking so we can discuss individual accessibility requirements with the owner to ensure that this property is suited to your specific needs.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** Yes and mid-stay cleaning also included. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Outside only.
- **Minimum stay:** 7 nights. 5 nights during the week of Ferragosto. All other durations on request.
- **Heating costs included?:** Extra €0.40/kw according to consumption, payable locally.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- **Property Licence Number:** IT048021B52DMYHUET.