

# Villa Fattoria

Chianti Region

This restored Tuscan farmhouse, boasts panoramic terraces, al fresco dining area, and an exclusive pool, surrounded by vineyards, olive groves, and gardens. The main villa has twelve bedrooms with ensuite bathrooms, while the separate 'Old Barn' has been converted into a rustic living space with three apartments, each featuring a double bedroom and bathroom.

15 BEDROOMS

MAX 30 Guests



## FEATURES & AMENITIES

- Swimming Pool
- Furnished Poolside Area
- Outdoor Lounge Area
- Outdoor Dining Area
- Wellness Area
- Outdoor Shower
- Garden

### Main Villa:

- 12 Bedrooms
- 12 Bathrooms
- Professional Kitchen
- Living and Dining Area

### Dépendance (Old Barn):

- 3 Double Bedrooms
- + 3 Double Sofa Beds
- 3 Bathrooms
- Living Room and Kitchenette

The main villa boasts twelve bedrooms with ensuite bathrooms, a generous dining area, a professional kitchen, and a spacious living room flooded with natural light. The property features a recently built spa with a large hot tub, infrared Finnish sauna, and massage room, and an exclusive pool surrounded by a generous poolside area with comfortable sun lounges. The Old Barn offers three apartments, each with a double bedroom, a bathroom with shower, a spacious living room with double sofa bed, and a kitchenette.

7 NIGHTS (SAT-SAT) FROM: \$41,200 AUD  
Other arrangements may be available on request



## INCLUSIONS

- Utilities (heating extra cost during winter season Oct-Apr)
- Daily maid service, 4 hours per day
- Mid-week change of bed linen
- Change of bath towels, twice a week
- Use of the SPA
- Pool open from May to October
- Parking space
- Wi-Fi
- Final cleaning

Please note: the included amenities may vary according to final agreement, make sure to check your contract for a complete list.



## LOCATION

Situated in the heart of the Chianti region near the town of Panzano in Chianti, offering guests the opportunity to explore the picturesque surroundings of Tuscany. The villa is surrounded by lush gardens and panoramic terraces, nestled in olive groves and vineyards, making it a peaceful oasis for those seeking a tranquil retreat.

Within easy reach of the villa, guests can visit the historic cities of Florence, Siena, and San Gimignano, known for their art, architecture, and culinary traditions. The area is also renowned for its wine, and guests can enjoy wine tasting tours in nearby vineyards, as well as hiking and biking in the stunning Tuscan countryside.



## ORMINA TOURS LUXURY VILLAS

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Our team at Ormina Tours is always available to help you find the perfect Tuscan villa that suits your needs. But that's just the beginning. We pride ourselves on our ability to customise your villa experience by offering additional in-house services and special requests, handled directly with the owners. To complete your Tuscany experience, we also provide a range of tailored day services. We can arrange private drivers, sightseeing tours, and the best regional experiences and activities available. From wine tastings to cooking classes, we've got you covered.

At Ormina Tours, our passion for authentic Italian experiences is second to none. Let us help you create unforgettable memories in one of the most beautiful regions of the world.

