

# Property 10753




**Number of beds:** 12 + 6
**Bedrooms:** 6

### Bathrobes and Slippers
We provide a bathrobe for each male guest and a sauna skirt for each female guest.We also provide a pair of slippers for each guest.

### Accessibility for people with reduced mobility

### Pets Allowed
Pets allowed at an extra cost of € 50.

### Air Conditioning Throughout
Included in the rental price.

### Air Conditioning In The Bedrooms
Included in the rental price.

### Hair Dryer In The Bathrooms

### Barbecue

### Fireplace

### Safe
Safe available in each bedroom.

### Crib

### Available For Events
On request, the villa is available for events.

### Minibar and tea or coffee making facilities
Minibar available in each bedroom.

### Internet in the garden and common areas

### Dishwasher

## Washing Machine

## Mattress sizes and bed dimensions
6 Double bedrooms with en-suite bathroom (5 bathrooms have shower while the Master's bathroom has Jacuzzi tub).Please notice that the Masseria has six bedrooms. Each room has a double bed and a sofa bed, so the Masseria can accommodate up to 18 (12 + 6) guests.Trullo:Master bedroomAltra dépendance indipendente:Double bedroomMain villa:Ground floor:2 Double bedroomsFirst floor:2 Double bedroomsThe rooms have an area (including the bathroom) that varies from 28 to 35 square meters.Each room has an indivisible double bed measuring 195x160x25 and a sofa bed of 165x100x15.In one bedroom, the sofa bed is 165x80x15.

## Bath amenities
Initial supply.

## Nearby
The villa is about 5 km from some of the finest restaurants in the area.The closest supermarket, the DOK supermarket, is about 5 km from the villa.The closest pharmacy is the one of Dott. Galante, which is about 5 km from the villa.The Credem Bank is 6 km from the villa.The closest bar is the one of the Mena gas station, which is 3,5 km from the villa.

## Parking Space
Parking space for 40 cars (5 in a shaded area) inside the property, included in the rental price.

## Swimming Pool
Approximate dimensions, given the irregular shape, are those of a triangle with a side 18 m. At the highest point the depth is 3.8 m.

## Heating
With heat pump and fan coil units.Included in the rental price.

## High Chair

## Concierge Service
The concierge service is available 24/7 by phone.On request, an employee can go to the villa whenever guests request it.

## Housekeeping
Cleaning every seven days (cleaning of the whole villa with change of linen) included for minimum stays of 14 nights.Complete cleaning of the whole villa with change of bed linen € 700Reorganization of bedrooms (without change of linen) and cleaning of kitchen and communal areas € 300Set of clean bed linen € 150

## Smart TV

## Staff living on site
In the perimeter of the garden there is a building used as a house for the caretakers. Here lives a family that takes care of the property and is available in case of any need of the guests during day and night.

## Satellite TV

## Countryside View

## Wi-Fi

## Insect Screens

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

## NEARBIES

Alberobello, Polignano a Mare, Castellana, Ostuni, Gallipoli, Otranto, Santa Maria di Leuca, Guaceto Tower, Lecce

# FEATURES

- 6 Double Bedrooms
- 6 En-Suite Bathrooms
- Well-Equipped Kitchen
- Living and Dining Area
- Swimming Pool
- Furnished Poolside Area
- Courtyard
- Outdoor Lounge Area
- Outdoor Dining Area





# DESCRIPTION

Property 10753

Location and Surrounding Area

Set in one of the most appreciated areas in Apulia, just a few kilometers from the marvelous Adriatic coast, this exclusive six-bedroom villa is ideally located to offer complete privacy and tranquility to its guests, providing an opulent escape for those who want to explore the Valle d'Itria and its countryside, dotted with characteristic trulli, dry-stone walls, vineyards and olive groves stretching as far as the eye can see. Known for its scenic rural landscape, historic towns, excellent food and wine, the Valle d'Itria features all the ingredients for the perfect vacation.

The masseria is just a stone's throw away from Ostuni: appropriately nicknamed "the white city", Ostuni's location, just a few kilometers from the Adriatic, gives this hilltop town great views of the crystal-clear waters. Its historic center is located on a steep hill, with the beautiful 15th century cathedral of Santa Maria Assunta at the top. With its ancient cobblestone streets, great churches and quaint white houses, Ostuni boasts remarkable history that goes back to the Stone Ages.

The villa is also a few kilometers from Cisternino, which has been designated as one of the country's most beautiful cities, and boasts lots of small alleyways for wandering in the historic center. After you have visited the historic Chiesa di San Nicola, you can get charming views of the countryside from Piazza Garibaldi, across the street from the church, and the Torre Civica, the tower which helped to protect the city. The villa is just half-an-hour drive from Martina Franca, the largest town in the Valle d'Itria.

The villa is also a few kilometers from Locorotondo, a whitewashed hilltop town designated as one of the most beautiful towns in Italy. The old city radiates out around the 19th century neoclassical Chiesa Madre San Giorgio, a church dedicated to the patron saint of the city. Since Locorotondo is perched on a hill, you can get amazing views of the surrounding countryside from the Villa Comunale, the public garden located on the west side of the historic center.

In less than one hour by car, you can reach Alberobello, perhaps the most famous town in the Valle d'Itria. A UNESCO World Heritage Site, Alberobello boasts over 1,500 densely packed trulli, circular stone buildings with conical tops that are built without mortar. Unique to the Valle d'Itria, these buildings were originally built as field shelters or for storage, and in some cases as dwellings for rural families. Since trulli are generally found dotting the countryside and never in such a large concentration, Alberobello certainly makes for an unusual sight.

Property 10753 is 52 km from Brindisi Airport (also known as Salento Airport) and 111 km from Bari Karol Wojtyla International Airport. The villa is 16 km from Ostuni, 22 km from Cisternino, 22 km from Martina Franca, 29 km from Locorotondo, 37 km from Alberobello, 48 km from Noci, 53 km from Monopoli, and 60 km from Polignano a Mare.

The Property

Located in the picturesque Valle d'Itria and surrounded by Mediterranean vegetation of centuries-old olive groves, Property 10753 offers rustic furnishings and exceptional attention to detail to create a luxurious and relaxing retreat in the heart of one of the most popular areas in Apulia. Offering a calm atmosphere, this exclusive property can accommodate up to twelve plus six guests featuring six double bedrooms with en-suite bathroom spread over the main villa, a trullo and a dépendance.

Surrounded by olive groves, the villa boasts an exceptional swimming pool and a spacious poolside area furnished with comfortable sun loungers and parasols providing plenty of shade on hot summer days. Offering a peaceful atmosphere, the generous and paved area beside the pool represents an

idyllic spot for basking in the sun and enjoying wonderful moments of relaxation in the company of a good book and a glass of prosecco.

Offering a warm atmosphere, the ground floor of the main villa features a living room with comfortable sofas with plenty of seating, a dining space and a fully-equipped kitchen which features all the amenities you might need for your stay. On the ground floor of the main villa you also will find two comfortable double bedrooms, while on the first floor you will find two more double bedrooms. All the bedrooms in the main villa have en-suite bathroom with shower.

Offering an exquisite blend of period charm and modern comfort and located in an independent trullo you will find a generous master bedroom with en-suite bathroom with Jacuzzi tub. Decorated with a palette of soft natural tones, the trullo also features a fireplace and private access to the swimming pool area. In another independent annex you will find a double bedroom with en-suite bathroom with shower.

Please notice that the Masseria has six bedrooms. Each room has a double bed and a sofa bed, so the Masseria can accommodate up to 18 guests.

# PHOTOS























































































