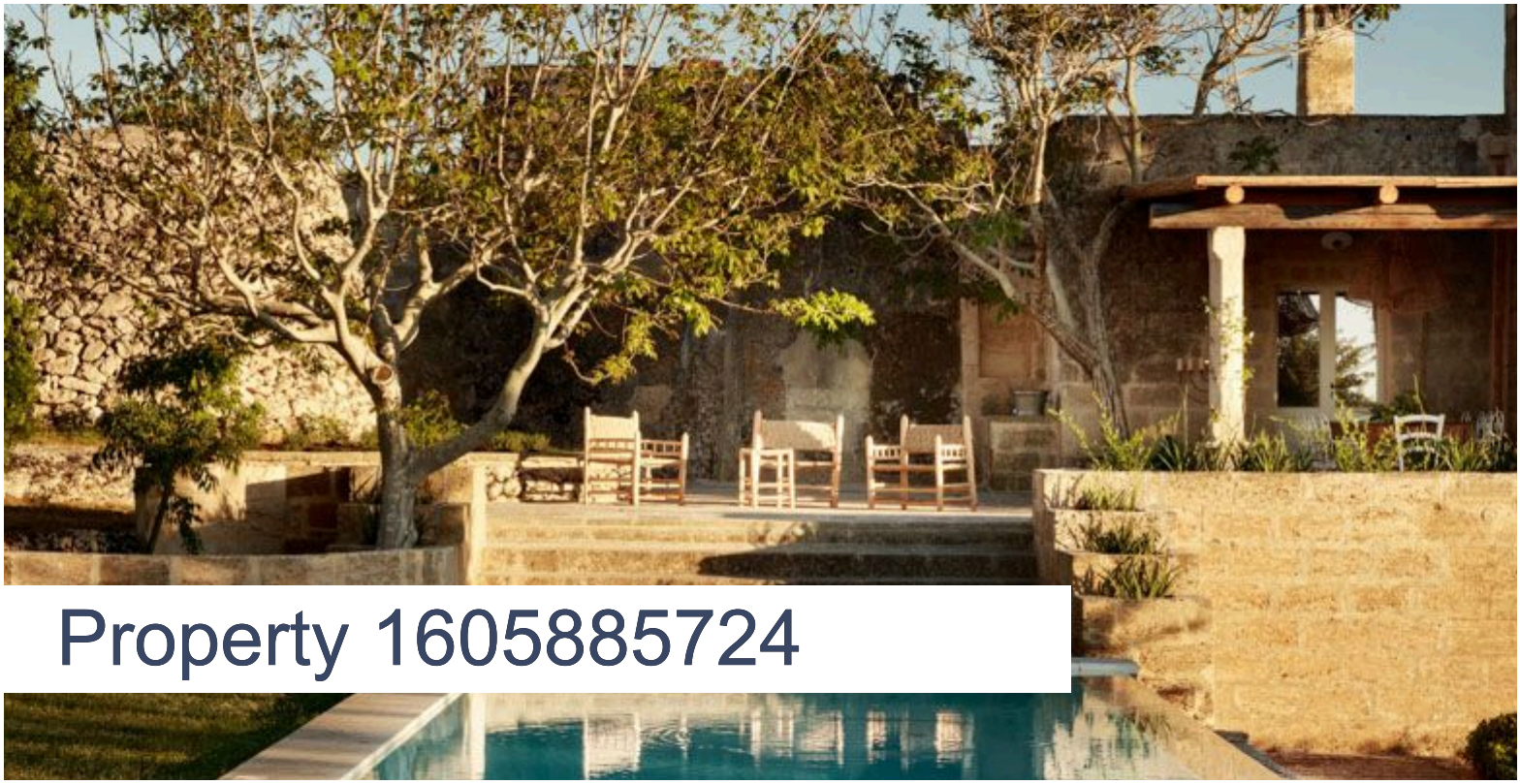


Property 1605885724



Number of beds: 10
Bedrooms: 5

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Barbecue

Fireplace

Safe
Safe available in two rooms.

Crib

Fibre Internet

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
5 double bedrooms.One bedroom is furnished with a 180 × 200 cm double bed (the one in the Trullo), while all the others feature two joined single beds (90 × 200 cm each).All beds can be arranged as either double or twin beds, with the exception of the bed in the Trullo.

Bath amenities

Change of bed linen, towels and toiletries every four days.

Nearby

The property is located approximately 5.5 km from Trattoria L'Osteria, 5 km from Bar Ego's Martano, 6 km from Farmacia Donateo, 6 km from the Dok supermarket, and 5 km from Intesa Sanpaolo bank.

Parking Space

Outdoor parking within the property, where guests can park a number of cars equal to the number of villa occupants.

Swimming Pool

4 x 16 m.Depth: 1,60 m.

Heating

Radiator heating is included in the price.

Heated Pool

Pool heating is included from April to September. Please note that this is a basic heating system; the water temperature therefore depends on weather conditions. Included in the price.From September to April, if guests wish to heat the pool, there is an additional charge of € 100 per day.

High Chair

Concierge Service

Daily concierge service (house manager available Monday to Saturday, from 9:00 a.m. to 6:00 p.m.). Included in the price.

Housekeeping

Daily housekeeping (four hours per day, from 10:00 a.m. to 2:00 p.m., Monday to Sunday) is included in the price.

Smart TV

Satellite TV

Countryside View

Wi-Fi

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

NEARBIES

Masseria Ercole is about 78 km from Brindisi Airport (also known as Salento Airport) and 196 km from Bari Karol Wojtyla Airport. Maglie is 18 km from the villa, Otranto is 20 km, Lecce is 27 km, Leverano is 37 km, Tricase Porto Beach is 41 km, Torre Chianca is 45 km, Porto Cesareo is 51 km, Gallipoli is 52 km, Torre Mozza Beach is 55 km, Santa Maria di Leuca is 55 km, and Spiaggia delle Dune is 133 km.

FEATURES

- 5 Double Bedrooms (2 Bedrooms in the Main Building + 2 Connecting Bedrooms in the Dépendance + Independent Trullo Suite with King-Size Bed)
- 5 En-Suite Bathrooms with Shower
- Heated Swimming Pool ("Basic" Heating from April to September)
- Furnished Poolside Area
- Fully-Equipped Kitchen
- Main Building with Living Areas
- Large Living Room with Fireplace
- Dining Area
- Porch
- Courtyard
- Ten Hectares of Olive Groves
- Garden
- Rooftop Terrace
- Outdoor Lounge Area
- Rustic Outdoor Dining Area
- Outdoor Shower
- Waterfall inside an Authentic Trullo





DESCRIPTION

Property 1605885724 - CARPIGNANO SALENTINO

5 Bedrooms

Location and Surrounding Area
Located in the charming town of Carpignano Salentino, Property 1605885724 enjoys a peaceful and privileged setting in the heart of the unspoilt Salento countryside. Surrounded by centuries-old olive groves and characteristic dry-stone walls, it offers a quiet and relaxing rural retreat while remaining conveniently close to both the Adriatic and Ionian coasts. Its position also allows easy access to nearby traditional villages, charming historic towns, and the vibrant cultural city of Lecce.

The surrounding countryside of Salento offers a striking and authentic landscape defined by endless stretches of ancient olive groves, low hand-built stone walls, and sun-drenched fields that gently roll towards the horizon. This is a land where traditional Apulian farmhouses, small rural chapels, and quiet winding country roads create a timeless and deeply atmospheric setting, perfect for slow and immersive exploration on foot, by bicycle, or by car.

A short and pleasant drive away lies the beautiful Baroque city of Lecce, often referred to as the “Florence of the South” thanks to its extraordinary artistic and architectural heritage. Its ornate churches, elegant piazzas, and warm honey-coloured limestone buildings make it one of the most captivating and refined cultural destinations in Apulia. The historic centre is especially delightful to wander through, with artisan workshops, inviting cafés, and architectural masterpieces revealed at every corner.

Towards the coast, guests can discover the crystal-clear turquoise waters and dramatic coastal scenery of charming towns such as Otranto, with its enchanting medieval old town and magnificent cathedral overlooking the sea, or head further south to the wild and scenic coastline around Santa Maria di Leuca, where the Adriatic and Ionian seas famously meet. Sandy beaches, secluded rocky coves, and shimmering bays complete the experience, offering some of the most breathtaking seascapes in southern Italy.

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The Property
Immersed in ten hectares of olive groves, Property 1605885724 is a charming 300-square-metre villa located in one of the most evocative corners of southern Italy. Offering rustic yet elegant interiors, the villa has been masterfully restored while preserving the atmosphere of a traditional masseria, using local materials such as Leccese stone. The villa can accommodate up to 10 guests, featuring 5 double bedrooms with en-suite bathrooms spread over four buildings.

Surrounded by a garden, the masseria boasts a pool (open from April to September) and a poolside area furnished with sun loungers. Offering a tranquil atmosphere, the villa opens onto a rustic al fresco dining area in the shade of a pergola. With gorgeous views of the surrounding Mediterranean scrub, the garden also boasts an outdoor shower and a waterfall inside an authentic trullo, a traditional Apulian dry-stone hut-shaped building. Please note that pool heating is basic, so the water temperature depends on the weather.

Flooded with natural light, the interior living space of the main building boasts large windows overlooking the garden, creating a luminous and airy atmosphere dominated by light colours. As evening falls, guests can gather around the fireplace and enjoy a glass of local wine. Offering a welcoming

atmosphere, the main building also features a spacious and bright fully equipped kitchen with all the amenities you might need during your stay, as well as a large dining table.

The main building features two bedrooms with en-suite bathrooms with showers. In the dépendance, you will find two connecting bedrooms with an en-suite bathroom with a shower. Located inside an authentic trullo, the independent suite features a comfortable king-size bed and an en-suite bathroom with a shower. If you want some quiet time, head to the rooftop terrace, from which you will enjoy wonderful views of the surrounding area.

PHOTOS

































































