

# Property 1605885746




**Number of beds:** 8 + 1
**Bedrooms:** 4

## Bathrobes and Slippers
Available in each bathroom.

## Accessibility for people with reduced mobility

## Pets Allowed
Pets of any size are welcome at no extra charge.

## Playground

## Air Conditioning Throughout
Air conditioning can be controlled via the tablet managing the smart home system of the masseria and its outdoor areas, or through the thermostat provided in each room. Included in the price.

## Air Conditioning In The Bedrooms
Air conditioning can be controlled via the tablet managing the smart home system of the masseria and its outdoor areas, or through the thermostat provided in each room. Included in the price.

## Hair Dryer In The Bathrooms

## Dryer

## Barbecue

## Fireplace

## Safe
Two safes are available in two of the suites, while the other two suites do not have a safe.

## Crib

## Available For Events
Weddings or parties for up to 50 guests are permitted.

## Stereo system and DVD

## Minibar and tea or coffee making facilities
A minibar is available in each room, with daily restocking available at an additional charge based on consumption.Tea and a Nespresso Creatista coffee machine are available in the living room only, with complimentary supplies throughout the stay.The main fridge is stocked and replenished daily with alcoholic and non-alcoholic beverages, charged according to consumption. Specific drinks can be provided upon request.

## Fibre Internet

## Internet in the garden and common areas

## Located in a quiet area and suitable for yoga retreats

## The Villa is Less Than 15 km From a Golf Course
The villa is located 20 km from Masseria Torre Maizza and 25 km from Masseria San Domenico.

## Dishwasher

## Washing Machine

## Mattress sizes and bed dimensions
4 suites + 1 room with a sofa bed.The four double bedrooms measure 27 sqm, 24 sqm, 23 sqm and 24 sqm respectively, excluding the bathrooms. All suites feature double beds. Mattress height: 25 cm.

## Bath amenities
Available in every bathroom, with daily replenishment of soap, shampoo, shower gel, intimate wash, courtesy glass, toilet paper, disposable tissues and room fragrance.

## Butler

## Nearby
The villa is located approximately 2 km from Contrada Antonelli in Monopoli, where guests will find a pharmacy, bar, tobacconist, petrol station, mini-market, post office and several restaurants.

## Parking Space
Private parking is available within the property for approximately 8–10 cars. The parking area is fenced and equipped with an electric vehicle charging point available to guests.

## Table Tennis

## Swimming Pool
Swimming pool measuring 14 x 5 m, with additional steps extending beyond the main pool area.Depth: 1.30 m.The pool is equipped with a heating system and salt-water filtration. Pool heating not included and available at an additional cost.

## Heating
Daikin system with state-of-the-art fan coil units and a heat pump, providing both heating and cooling. Included in the price.

## Heated Pool
Heating system with heat pump. Pool heating not included and available at an additional cost.

## High Chair

 Concierge Service
Concierge service available for any additional services requested at the property.

 Cook Service
Included for breakfast preparation only. Available at an additional cost for lunch and dinner.Daily breakfast served from 8:30 am to 10:30 am, with chef and waiter service included in the rate; fresh ingredients are charged at cost based on grocery receipts, with no markup.

 Housekeeping
Daily cleaning service (from 7:30 am to 1:30 pm). Included in the price.

Smart TV

Mattress topper

 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 La Fontana is 68 km from Bari Karol Wojty?a Airport and 74 km from Brindisi Salento Airport. The masseria is 10 km from Monopoli, 10 km from Castellana Grotte, 16 km from Alberobello, 17 km from Polignano a Mare, 20 km from Savelletri, 21 km from Fasano, 25 km from Locorotondo, 31 km from Martina Franca, 38 km from Cisternino, and 45 km from Ostuni.

# FEATURES

- 4 Suites + 1 TV Room With Single Sofa Bed
- 4 En-Suite Bathrooms + 1 Additional Bathroom
- Saltwater Swimming Pool (Pool Heating On Request, Extra)
- Furnished Poolside Area
- Fully-Equipped Kitchen
- Dining Area and Living Area
- Outdoor Lounge Area
- Outdoor Dining Area
- Outdoor Kitchen
- Furnished Roof Terrace
- Landscaped Garden
- Two Fireplaces
- Barbecue and  Traditional Pizza Oven
- Minibar, Hairdryer, and Slippers in Each Suite
- Complimentary Toiletries
- Fridge and Ice Machine
- Independent External Access to All Suites and TV Room





# DESCRIPTION

Property 1605885746 - MONOPOLI

4 Bedrooms

Location and Surrounding Area
Set in the peaceful countryside just inland from Monopoli, the masseria enjoys a beautiful and secluded setting surrounded by centuries-old olive trees and Mediterranean scrub. Despite its tranquil, rural location, the property is just 10 km from Monopoli, around a 15-minute drive away. This privileged position offers the perfect balance between the authentic charm of the Apulian countryside and easy access to the sea, beautiful beaches and the lively historic centre of Monopoli.

Monopoli is just 10 km from the masseria and is one of the most charming destinations on the Adriatic coast. Its historic centre, enclosed by ancient defensive walls, is a delightful maze of whitewashed houses, narrow lanes and lively squares overlooking the sea. Highlights include the impressive Cathedral of Madonna della Madia, the picturesque old harbour and the Castello Carlo V, while the surrounding coastline is dotted with beautiful coves and crystal-clear waters.

Just a little further north, Polignano a Mare is famed for its spectacular position perched on limestone cliffs above the Adriatic Sea. Its atmospheric old town is filled with whitewashed houses, charming lanes and panoramic terraces, while the iconic Lama Monachile beach lies dramatically between two rocky cliffs. The town is also closely associated with Domenico Modugno, whose statue overlooks the sea from one of the town’s most scenic viewpoints.

Heading inland, the enchanting Valle d’Itria offers some of Puglia’s most distinctive landscapes and villages. Alberobello, a UNESCO World Heritage Site, is renowned for its extraordinary concentration of traditional trulli, while Locorotondo charms visitors with its immaculate whitewashed houses, winding streets and panoramic views across the surrounding countryside. Ostuni, known as the “White City”, boasts dazzling white buildings, steep lanes and spectacular views stretching towards the Adriatic.

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The Property
Immersed in vast grounds dotted with centuries-old olive trees and Mediterranean scrub, Property 1605885746 is a charming masseria located in one of the most evocative corners of Southern Italy. Featuring rustic yet elegant interiors, the villa preserves the atmosphere of a traditional Apulian masseria and lies just a few kilometres from some of the region’s most beautiful beaches. Built in the 16th century, Property 1605885746 accommodates 8 guests in 4 suites, plus 1 additional guest in a TV room with a single sofa bed.

Surrounded by a lush landscaped garden and typical dry-stone walls, the masseria features an exceptional saltwater swimming pool (which can be heated on request at an additional cost) overlooking the Mediterranean scrub. The tranquil outdoor area also features al fresco lounge areas and an old-fashioned gazebo with comfortable sofas and a large table seating up to twenty people. Near the gazebo, an outdoor kitchen is equipped with a barbecue and a traditional pizza oven.

The interior living space features comfortable sofas and large windows, creating a bright and airy atmosphere enhanced by a palette of light colours. As evening falls, guests can gather around one of the two fireplaces and enjoy a glass of local wine together. The interiors also include a modern, fully equipped kitchen and a dining area with a long table. An external staircase leads to a roof terrace furnished with sofas and armchairs. The terrace also features a room equipped with a fridge, washbasin and ice machine.

The masseria comfortably accommodates eight guests in four suites, each with an en-suite bathroom. Two bathrooms feature showers, while the other two have bathtubs. Each suite offers a range of comforts, including a minibar, hairdryer, slippers and toiletries. A ninth, additional guest can be accommodated in the TV room, which features a comfortable single sofa bed. All four suites and the TV room with sofa bed have independent access from outside. A fifth bathroom with a shower is also available.

# PHOTOS


















































































