

Property 1750331164



Number of beds: 18
Bedrooms: 9

Pets Allowed
Pets allowed on request at an extra cost per pet, per stay. Pets are not allowed in the bedrooms with a sofa.

Air Conditioning Throughout
Floor cooling system with wall-mounted dehumidifier – a healthy and effective solution. Electricity is charged separately (fair usage applies – 200 kWh per day included).

Air Conditioning In The Bedrooms
Floor cooling system with wall-mounted dehumidifier – a healthy and effective solution. Electricity is charged separately (fair usage applies – 200 kWh per day included).

Hair Dryer In The Bathrooms

Dryer

Barbecue

Safe
A safe is available in the storage room, not in the bedrooms.

Crib

Available For Events
The property is available on request for events of up to 80 guests.

Fibre Internet

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

Close to a vineyard or winery

The property features a wine cellar with a capacity of 110 bottles. It is also located near several small wine producers, including Amalberga.

The Villa is Less Than 15 km From a Golf Course

The villa is located about 28 km from the San Domenico Golf Club.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions

9 Double bedrooms.Ground floor:Terra Room (30 sqm) with king-size bed (160x200 cm).Roccia Room (41 sqm) with double bed (140x200 cm).Acqua Room (24 sqm) with four-poster super king-size bed (180x200 cm).Ottone Room (29 sqm) with king-size bed (160x200 cm).Grano Room (13 sqm) with king-size bed (160x200 cm).Calce Room (16 sqm) with super king-size bed (180x200 cm).Argilla Room (25 sqm) with super king-size bed (180x200 cm).Fieno Room (25 sqm) with king-size bed (160x200 cm).Upper floor:Aria Room (16 sqm) with king-size bed (160x200 cm).

Bath amenities

Hand soap, shampoo and conditioner, body wash, and hairdryer.

Nearby

Multiservice point (petrol station, grocery store, café) at Ladies Café, about 3 km away. Osteria Sant'Anna is 6 km away. The nearest town is Cisternino, located 6 km away, where you will find all main services (bank, post office, supermarkets, pharmacy, etc.).

Parking Space

Outdoor parking within the fenced property, with approximately 10 parking spaces. Included in the price.

Swimming Pool

13 x 3.3 m.Depth: 1,45 m.

Heating

Underfloor heating. Electricity is charged separately (fair usage applies – 200 kWh per day included).

Heated Pool

Swimming pool heating: € 150 per day. Indoor Jacuzzi heating: € 100 per activation.

High Chair

Concierge Service

On-call concierge 10% commission on bookings with external vendors.

SPA

Sauna use: € 30 per 2-hour session.

Outdoor Hot Tub

Indoor Jacuzzi heating € 100 per each setup. Tub suitable for eight people.

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

Villa Fortezza is 49 km from Brindisi Salento Airport and 96 km from Bari Karol Wojtyla Airport. The villa is 6 km from Cisternino, 10 km from Ceglie Messapica, 12 km from Ostuni, 15 km from Martina Franca, 16 km from Locorotondo, 20 km from Carovigno, 23 km from Fasano, 26 km from Alberobello, 27 km from San Vito dei Normanni, 27 km from Savelletri, 39 km from Monopoli, 40 km from Torre Guaceto, 46 km from Polignano a Mare, and 94 km from Lecce.

FEATURES

- 9 Double Bedrooms
- 7 En-Suite Bathrooms + 1 Additional Bathroom + 1 Guest Bathroom + 1 Bathroom in the Pool Area (with Shower)
- Infinity Pool
- Furnished Poolside Area
- 1 Fully Equipped Kitchen + 1 Outdoor Kitchen
- Lounge and Wine Cellar
- Expansive Terraced Garden
- Saun and Hot Tub
- Induction Hob
- Fridge and Freezer
- Dishwasher
- Toaster and Coffee Machine
- Oven and Microwave
- Fire-wood Oven and Barbecue





DESCRIPTION

Property 1750331164 - OSTUNI

9 Bedrooms

Location and Surrounding Area
Set just outside the charming town of Ostuni, Property 1750331164 enjoys a peaceful and scenic location surrounded by ancient olive groves, dry-stone walls, and gently rolling hills. Its position offers a true sense of tranquillity, while still being just a short drive from the lively historic centre of Ostuni, with its whitewashed houses, narrow lanes, artisan shops, and local cafés. The villa's setting captures the timeless beauty of the Apulian countryside, making it the perfect base for a relaxing and authentic escape.

Surrounded by the Itria Valley, Property 1750331164 is ideally placed for discovering some of Apulia's most enchanting destinations. Just minutes away lies Ostuni, with its whitewashed houses, winding alleyways, and lively piazzas. A stroll through its historic centre reveals artisan boutiques, traditional trattorias, and panoramic terraces overlooking the olive-covered plains. Nearby, towns such as Cisternino, Martina Franca, and Locorotondo offer a delightful mix of baroque architecture, rural charm, and vibrant local life.

The villa is also within easy reach of iconic sites like Alberobello, with its trulli houses, and Grottaglie, famed for its colourful ceramic workshops. Food lovers will be drawn to Ceglie Messapica, renowned for its culinary heritage, while Carovigno and San Vito dei Normanni provide a glimpse into Apulia's slower pace of life. Whether you are exploring bustling markets, tasting local wines, or admiring centuries-old churches, the area offers endless opportunities to immerse yourself in the region's rich culture.

For those seeking the sea, the Adriatic coast is just a short drive away. Golden beaches, hidden coves, and crystal-clear waters await in Torre Guaceto, a protected natural reserve perfect for swimming, snorkelling, and nature walks. Further along the coast, Savelletri, Torre Canne, and Polignano a Mare combine laid-back seaside charm with excellent restaurants and spectacular views. Whether you are relaxing by the shore or enjoying fresh seafood, the Apulian coastline promises unforgettable moments by the sea.

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The Property
Perched on a gentle hill in the heart of Apulia and just outside Ostuni, Property 1750331164 is a timeless retreat where history, design, and nature blend in perfect harmony. Completely renovated in 2024 with premium local materials, this historic estate embodies traditional Apulian craftsmanship while embracing modern comfort and understated luxury. Designed to accommodate up to 18 guests across 9 bedrooms, Property 1750331164 offers an exclusive and evocative setting for a truly unforgettable stay.

Nestled within an expansive 11,000-square-metre garden, the villa is surrounded by over 100 ancient olive trees, almond trees, pomegranate trees, and fragrant Mediterranean herbs. Built on a terraced slope, the garden provides a peaceful atmosphere. At the highest point, guests will find an infinity pool (12 x 3,25 m), a hot tub, and a sauna, all perfectly positioned to offer breath-taking views of the surrounding countryside. This is a place where time seems to stand still, inviting pure relaxation and connection with nature.

Inside, Property 1750331164 exudes sophistication and warmth. Earthy tones, sumptuous fabrics, and artisanal furnishings define its refined interior style. The spacious kitchen features an oven, an induction

hob, a dishwasher, a toaster, a coffee machine, a fridge, a freezer, and generous storage. A remarkable highlight is the lounge and wine cellar, with its spectacular stone-vaulted ceilings resting directly on the sedimentary rock and an excavated cellar capable of housing up to 100 bottles.

On the ground floor, Stanza Terra (30 sqm) features a king-size bed (160x200 cm), a large en-suite bathroom with a shower, and a private lounge area under exposed wooden beams. Stanza Roccia, a 41-sqm superior suite carved into the rock, includes a double bed (140x200 cm), a private lounge with a three-seater sofa, and a bathroom with a shower (accessed from the private lounge area). Stanza Acqua is a 24-sqm room with a super-king size canopy bed (180x200 cm), en-suite bathroom with a shower, and wooden beams.

Still on the ground floor, but on the other side, Stanza Ottone (29 sqm) stands out with its vaulted ceilings, king-size bed (160x200 cm), and a showstopping bathroom with antique brass fittings and a heated Jacuzzi for four. Stanza Grano, a superior room of 13 sqm, is found near the kitchen and features stone-vaulted ceilings and a king-size bed (160x200 cm). This bedroom does not have its own en-suite bathroom but has access to a bathroom with a shower, located off the kitchen. The kitchen also provides access to a small guest bathroom.

Still on the ground floor, Stanza Calce (16 sqm) features a super-king size bed (180x200 cm) beneath stone-vaulted ceilings. This room does not have its own bathroom, so it can either use the bathroom accessible from the kitchen, or share the bathroom of the Stanza Argilla. Stanza Argilla boasts 25 sqm, a super-king size bed (180x200 cm), stone-vaulted ceilings, and an en-suite bathroom with a shower. Stanza Fieno (25-sqm) boasts hand-modelled stone wall, a king-size bed (160x200 cm), and an en-suite bathroom with a shower.

Located on the upper floor, Stanza Aria, a double bedroom of 16 sqm, includes a king-size bed (160x200 cm), en-suite bathroom with a shower, wooden-beamed ceiling, and an exceptionally large private terrace. As mentioned, in addition to the en-suite facilities, the villa includes two extra bathrooms, both accessible from the kitchen. Each features a hand-sculpted stone sink and brass fixtures, reflecting the villa’s commitment to craftsmanship in every detail.

PHOTOS

































































