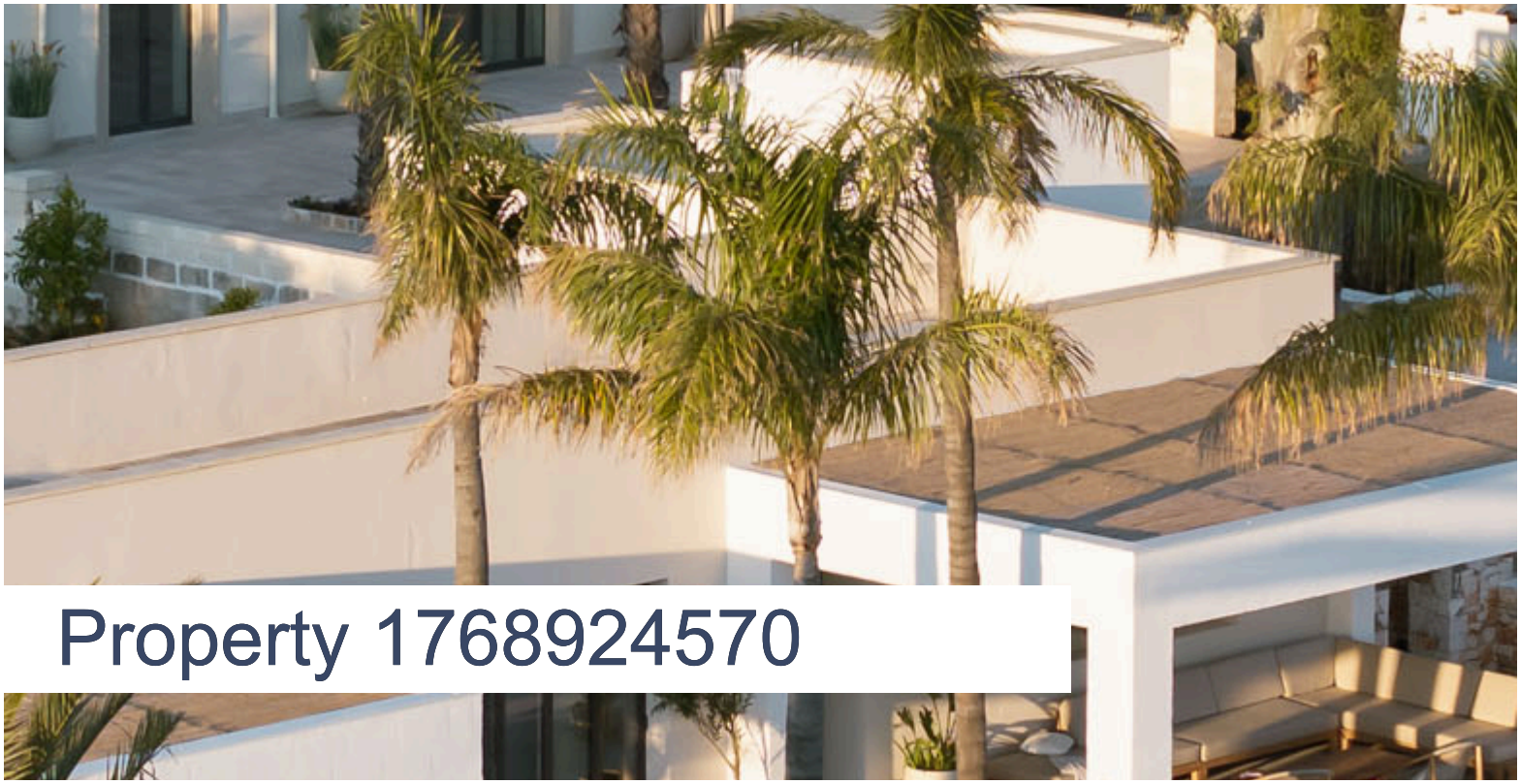


Property 1768924570



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

Number of beds: 16
Bedrooms: 8

NEARBIES

Tenuta Tristan is 65 km from Bari Karol Wojty?a Airport, 76 km from Brindisi Salento Airport, and 89 km from Taranto-Grottaglie Airport. The estate is 9 km from Monopoli, 10 km from Castellana Grotte, 10 km from Conversano, 14 km from Polignano a Mare, 22 km from Alberobello, 22 km from Fasano, 31 km from Locorotondo, 38 km from Martina Franca, 39 km from Cisternino, and 47 km from Ostuni.

FEATURES

- 8 Double Bedrooms
- 8 En-Suite Bathrooms
- Infinity Swimming Pool (15 x 5 m)
- Furnished Poolside Area
- Hot Tub and Children's Pool
- Pool House with Kitchen and Bar
- Fully Equipped Kitchen
- Living and Dining Area, and Eclectic Bar
- Spa with Sauna and Hammam
- Private Chapel
- Outdoor Dining Area
- Outdoor Lounge Area
- 9 Hectares of Gardens
- Olive Groves and Replanted Vineyard
- Citrus Grove





DESCRIPTION

Property 1768924570 - COZZANA

8 Bedrooms

Location and Surrounding Area
Located in the countryside of Cozzana, Property 1768924570 enjoys a beautiful setting surrounded by olive groves, vineyards and the rolling landscapes of Puglia. Its peaceful location offers a relaxing escape while remaining conveniently close to the coast and some of the region's most charming seaside towns. Monopoli and its beaches are approximately 10 km away, while the picturesque Polignano a Mare is just 14 km away, making the estate an ideal base for exploring the beauty of the Adriatic coast and the surrounding area.

The area surrounding the estate offers plenty of opportunities to discover the beauty of Puglia. Just 10 km away, Monopoli is a charming seaside town known for its picturesque old town, narrow streets, and lively harbour. Its coastline features beautiful beaches and small coves, ideal for swimming, relaxing by the sea and enjoying the warm Mediterranean sunshine. Visitors can also explore its local shops, restaurants and waterfront cafés, while soaking up the authentic atmosphere of this delightful coastal town.

Approximately 14 km from the villa, Polignano a Mare is one of the most picturesque towns along the Adriatic coast. Famous for its dramatic cliffs, crystal-clear waters and stunning sea views, it is a lovely place to spend the day exploring the historic centre, wandering through its narrow streets or enjoying an aperitivo overlooking the sea. Boat trips along the coast and visits to the area's beautiful sea caves are also popular activities, offering a different perspective of this spectacular stretch of coastline.

The nearby Valle d'Itria is another wonderful area to explore, with its rolling countryside, vineyards and whitewashed villages. Alberobello is famous for its traditional trulli, while Locorotondo and Cisternino are particularly charming for their historic centres and relaxed atmosphere. The area is perfect for scenic drives, cycling through the countryside, wine tasting and visits to local olive oil producers, offering plenty of opportunities to discover Apulian food, traditions and beautiful landscapes.

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The Property
Nestled in the beautiful Apulian countryside of Cozzana, Property 1768924570 is a noble residence dating back to 1750, where historic charm meets contemporary design. Thoughtfully restored over the past seven years in collaboration with local artisans, this exceptional estate retains the character and atmosphere of its past while embracing modern comforts and refined interiors. Set within nine hectares of gardens, olive groves and a beautifully replanted vineyard, Property 1768924570 offers 8 suites accommodating up to 16 guests.

At the heart of the outdoor experience lies a spectacular infinity pool (15 x 5 m), overlooking the vineyard and framed by palm trees. A small platform, with two sunbeds partially immersed in the pool, provides the perfect spot to unwind, while a separate shallow section is ideal for children. On the opposite side, a recessed hot tub offers an additional place to relax. The surrounding paved pool area boasts inviting shaded spaces. One features a dining table, while the other accommodates a generous lounge area.

Just beside the pool, the pool house (21 x 7.5 m) has been designed to make spending days outdoors an absolute pleasure. The pool house features a fully equipped kitchen, a generous bar, a lounge area and a dining space, as well as bathroom facilities. Whether enjoying a relaxed lunch, a refreshing drink

or sunset aperitivi, this is the perfect setting to gather, with the vineyard providing a beautiful backdrop. Just behind the pool house, a charming citrus grove adds another touch of Mediterranean character to the estate.

The ground floor, extending across approximately 250 sqm, has an authentic atmosphere, where original architectural features and traditional materials create a warm environment. The kitchen is the heart of this part of the house, with beautiful original vaulted ceilings contrasting elegantly with granite worktops. A central island and an adjoining peninsula with seats provide a convivial space for gathering. This floor also boasts four double bedrooms, each with its own en-suite bathroom.

The first floor, also extending across 250 sqm, is the villa's piano nobile. Still imbued with a sense of its noble past, this floor is beautifully complemented by contemporary Italian design. At its centre, a spacious living and dining area provides a welcoming place to come together, leading to an additional sitting room. An eclectic bar provides the perfect setting for an aperitivo. The kitchen on this floor further enhances the convivial atmosphere. This floor also features four double bedrooms, each with its own en-suite bathroom.

Beyond its beautiful living spaces and outdoor facilities, the estate also features a private spa, accessed directly from the garden. Surrounded by the peaceful grounds, this intimate wellness retreat includes a sauna and hammam, offering the perfect opportunity to unwind and recharge. Outside, a dedicated green space provides a serene setting for morning yoga sessions. The property is further enhanced by its own charming chapel, adding another distinctive element to the estate's historic character.

PHOTOS

































