

# Masseria Barattiere

Region: Puglia Sleeps: 10 - 16

## Overview

Nestled in lush countryside close to the Adriatic coast and the much-loved town of Polignano a Mare you will find Masseria Barattiere. This luxurious six-bedroom home in vast gardens is the perfect place to stay for a holiday you will never forget.

From the outside, Masseria Barattiere looks like a beautifully maintained historic home and yet when you open the door and head inside you will find yourself in contemporary, boutique-style surroundings. The owners of this house have done a fantastic job of retaining the old charm of the home by caring for the exteriors and keeping charming details such as exposed brick walls inside. Otherwise, the villa has been utterly transformed into an exclusive place to stay with an open-plan living space and kitchen which is the heart of the home.

The 6 light and airy bedrooms are all en-suite and are spread over 2 floors. 2 of these rooms are suites with additional sofa beds, 1 suite has its own small kitchen, while the other has a unique stone bath which is a great spot for unwinding with a glass of local wine. To enjoy staggering views of the surrounding rolling hills, go out on to the roof terraces on the first floor!

Just 6km away from the villa is the town Polignano a Mare which is a picturesque seaside town. The most photographed spot on the whole of the Bari coast, Cala Porto beach, is right here! This pebble beach is tucked between rugged cliffs which draw the eye towards the sparkling sea, the beach also has Blue Flag status and is ideal for families. On top of incredible beaches, Polignano a Mare is a brilliant town to have so close to the villa as you can find everything you need here, including historic buildings, museums, galleries, caves and a wide selection of shops and restaurants.

Another place to visit is nearby Monopoli which is 14km away from the villa and is less of a tourist spot than Polignano a Mare but should not be overlooked. This thriving port town was settled by the ancient Greeks and has had a long history of invasion and settlement ever since, leaving it with a fascinating mix of architecture. Make sure to visit the 16th century Castello Carlo V as well as the gorgeous Cattedrale Maria Santissima della Madia, which is one of Italy's oldest cathedrals. Monopoli also has some fabulous beaches and places to eat.



If you wish to travel a little further out for a day trip, then why not visit the Trulli town of Alberobello which is 24km away or the amazing Grotte di Castellana cave systems which are just 12km away from the villa!

## Facilities

Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids  
• Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ •  
Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • Heating •  
Cot(s) • High Chair(s) • Walking/Hiking Paths • Wine Tasting • Tennis  
Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes •  
Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Villa Interior (520sqm)

### Lower Ground Floor

- Open-plan room with garden access with; sofas, TV, dining table and fully-fitted kitchen with island, oven, hob, fridge freezer, dishwasher, microwave, blender, toaster, coffee maker and kettle
- Bathroom with WC and sink

### Ground Floor

- Suite with double bed, living area with double sofa bed, kitchenette and en-suite bathroom
- 3 x bedrooms with double beds, garden access and en-suite bathrooms with showers, sinks and WCs
- Bathroom with WC and sink

### First Floor

- Suite with double bed, double sofa bed, private terrace and en-suite bathroom with large stone bathtub and shower
- Bedroom with double bed, terrace and an en-suite bathroom with shower, sink and WC

## Outside Grounds (6200sqm)

- Private pool (12m x 5m, depth: 1.4m). Open approximately mid-April to end-October
- Large landscaped garden with vineyard
- Roof terrace
- Pergola with dining table
- Outdoor seating areas
- Sun loungers and umbrellas
- Barbecue
- Parking

## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- TVs
- Washing machine
- Dryer
- Iron and ironing board



## Location & Local Information

Masseria Barattiere is the home which offers the best of both worlds; set in tranquil countryside and yet a mere 6km away from the bustling town of Polignano a Mare.

Near to the villa you can enjoy peace and quiet as you take a morning stroll amongst the rolling hills. If you would prefer to experience the landscape from horseback then just 4km away you can find Scuderie le Torri which is a beautiful farm that organises horse riding in the area. The farm also has an incredible restaurant which you could visit for dinner afterwards.

This area is packed with farms and vineyards, if you would like to sample the local wines and learn more about the wine-making process then why not head to Terre di San Vito which is 10km away from the villa.

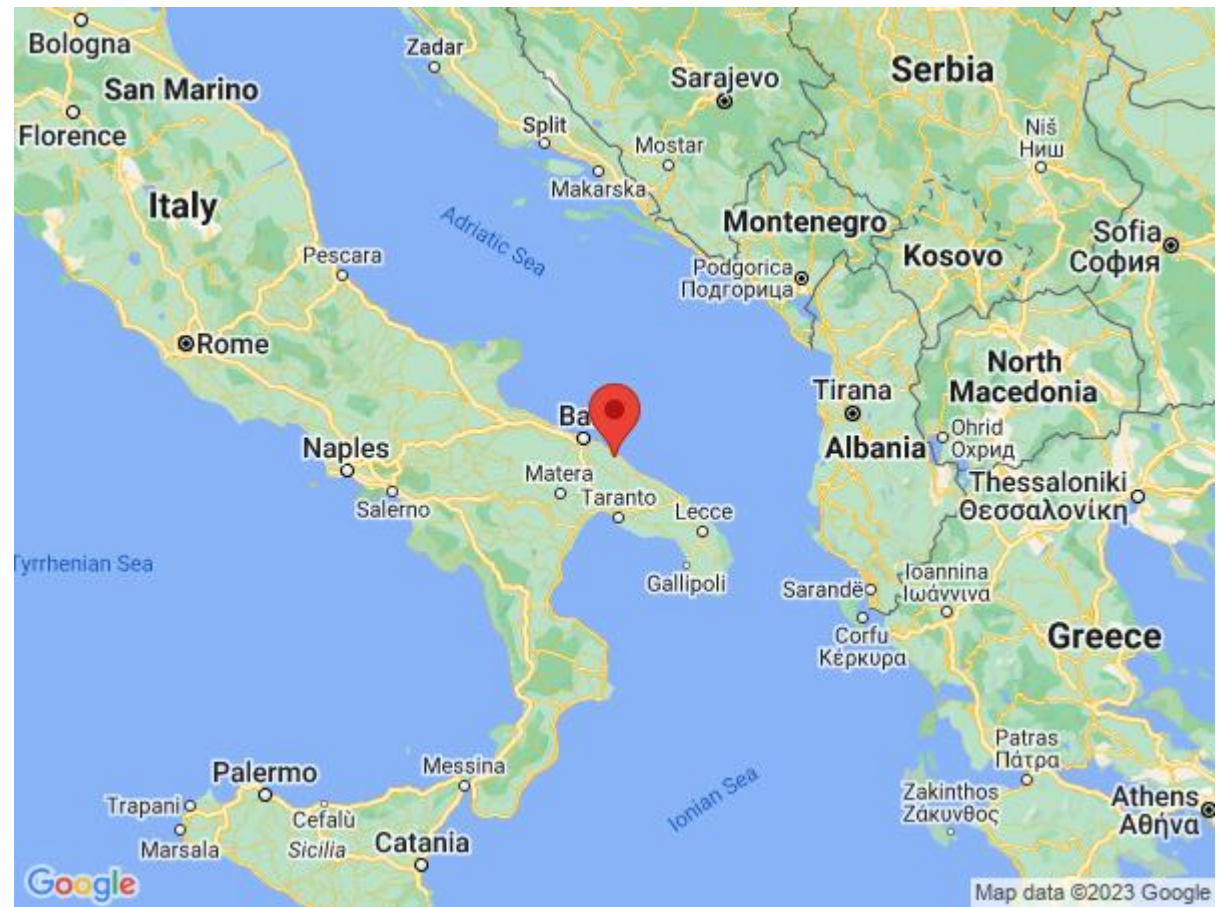
As well as being surrounded by countryside, Masseria Barattiere is also located just 6km away from the pretty town and famous beaches of Polignano a Mare. There is so much to experience in this charming seaside town that you could spend every day here, so you do not need to drive much if you do not want to. Along the Bari coastline there are lots of beaches, each with their own character. The closest beach is the beloved Cala Porto with picture-postcard views and tempting azure water. There are also many smaller beaches and quiet swimming coves just a stone's throw away from here such as Lido Cala Paura and Ponte dei Lapilli.

Polignano a Mare is much more than its beaches however and as you head inland into town you can explore the atmospheric streets lined with lovely shops and places to eat. Make sure to try the local seafood and a bite of focaccia in a tucked away café. If the heat of the day gets a bit much for you then why not visit one of the museums, galleries or ancient churches? There is even a trail of poetry which winds around the town which would make for a romantic walk.

Monopoli is another town which is only 14km away. Less busy than Polignano a Mare and yet still packed with beaches, eateries and historic attractions such as a vast medieval castle.

A little further out is Alberobello which is a 24km drive away, this dazzling town is made up of white Trulli buildings with their distinctive cone-shaped roofs which are the main attraction. There is also a museum which explains the history of the peasant farmers which created these homes.

For something a little different, pay a visit to Grotte di Castellana which is only 12km away. This huge cave system spans for miles underground and is 90 million years old! You can choose walking routes of differing lengths to suit your party and a guide will lead you through the most amazing fossil filled



caves.

## Local Amenities

Nearest Airport	<b>Bari (55km)</b>
Nearest Airport 2	<b>Brindisi (83km)</b>
Nearest Ferry Port	<b>Bari (45km)</b>
Nearest Train Station	<b>Polignano a Mare (6km)</b>
Nearest Restaurant	<b>(800m)</b>
Nearest Bar/Pub	<b>(2km)</b>
Nearest Supermarket	<b>Polignano a Mare (6km)</b>
Nearest Village	<b>Polignano a Mare (6km)</b>
Nearest City	<b>Bari (45km)</b>

## What we love

- Masseria Barattiere is a beautiful Puglian home which can sleep up to 16 guests in comfort
- Step inside this whitewashed, traditional home to discover surprisingly bright and modern interiors
- The ground floor suite has its own living space and kitchenette which would be ideal for a family or couple wishing for extra privacy
- The incredible garden is filled with greenery, dining spaces, a private infinity pool and even a recently planted vineyard
- Though the villa is surrounded by countryside, you do not have to travel far to reach the amenities and beach in Polignano a Mare, which is 6km away

## What you should know...

- Those with young children should be mindful of the feature staircases and maybe opt for one of the stunning ground floor bedrooms without roof terrace access.
- The home sleeps 12 guests comfortably, but with the use of the double sofa beds in the suites this can be increased to 16 guests.
- A car is recommended for driving into Polignano a Mare and exploring more of the local area.

# Terms & Conditions

- Security deposit: €700 in 2023 and €1000 in 2024, charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m. - 9.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Pool opening dates?: The pool is open approximately mid-April to end-October. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- End of stay cleaning included?: No. €380 in 2023 and €400 in 2024, payable locally. This is for a standard changeover clean. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Changeover day: Saturday from end-June to end-September. Flexible during all other periods.
- Minimum stay: 7 days from end-June to end-September. 4 days during all other periods.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Outside only.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Internet access?: Wi-Fi internet access included.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: Please note that the use of any external caterers and/or contractors is not permitted.