

# Masseria Paolo

Region: Puglia Sleeps: 24

## Overview

Discover Masseria Paolo, a sprawling countryside estate on the sun-kissed south coast of Italy, just a stone's throw away from the charming town of Ostuni. This grand property comprises three distinct stone-built retreats, offering a total of twelve spacious double bedrooms and sixteen bathrooms. Set amidst expansive grounds, the estate boasts three inviting swimming pools and a relaxing Jacuzzi, creating an idyllic escape for up to twenty four guests. The property would be ideal for hosting a special celebration or intimate wedding.

Villa 1, the main house, stands as the heart of Masseria Paolo. Its two-storey, 340m<sup>2</sup> structure accommodates eight double bedrooms and ten bathrooms. On the ground floor, a welcoming entrance hall leads to a bar area and lounge, complete with entertainment, including a Samsung TV and PlayStation. The upper floor has a large living space, with a well-equipped open-plan kitchen and a balcony offering scenic views. The rooftop terrace boasts a private heated pool, sun loungers, and a pergola-covered seating area.

Situated seventy five meters from the main house, the Trullo presents a unique dwelling with a seating area, a small kitchen, a bedroom, and an ensuite bathroom. The entire property is enclosed by a fence, monitored by surveillance cameras, ensuring privacy and security. The manicured lawns include a children's playground and a private swimming pool.

Villa 2 is a detached two-storey villa, providing a peaceful retreat for six guests. The ground floor features a spacious entrance, an open-plan kitchen, and two bedrooms with ensuite bathrooms. The lower floor houses an additional bedroom with its own ensuite bathroom. The fenced-in grounds include a private heated pool, lawned gardens, and a small beach.

Villa 3 is a charming one-storey countryside villa, caters to a couple or a small family. The open-plan living space includes a fully equipped kitchen and a sofa bed. The ensuite bedroom boasts a king-size bed, and the exterior offers a Mediterranean garden, a hydromassage Jacuzzi, and a patio with picturesque countryside views.

Masseria Paolo ensures a comfortable stay with facilities such as air conditioning, Wi-Fi, private parking, mosquito nets, and baby amenities.



Additional services include a private chef upon request and airport transfers for a seamless arrival and departure experience. Immerse yourself in the beauty and tranquillity of Masseria Paolo, an ideal retreat for an unforgettable Italian getaway.

Facilities

Villa/House • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Teens • Wi-Fi/Internet • Air-Con • Cooling Jacuzzi • <1hr to Airport • BBQ • Washing Machine • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • Satellite TV • Wheelchair Access • Heating • High Chair(s) • Fenced Grounds • Parking Space • Rural Location



# Interior & Grounds

## Villa 1

### Ground Floor

- Entrance hall with two sofas
- Bar area for making coffee or drinks (chargeable), Ice maker
- Lounge: Samsung TV, PlayStation
- 3 x Bedrooms: all with king size beds, ensuite shower rooms, with stone hand basins, WCs, patio doors to courtyard
- Bedroom 4: Large room with private entrance, access to patio, king size bed, ensuite shower room with stone hand basin, bidet, WC
- Guest WC

### First Floor

- Large living space: Seating area with access to balcony, sofas, open fireplace, 50" TV, handmade dining table
- Natural wood open plan kitchen fully equipped with American style fridge freezer, 2 x electric ovens, gas hob, integrated dishwasher, coffee maker, stone sink overlooking the gardens
- Balcony with covered pergola with handmade canopy, 16str dining table, BBQ
- 3 x bedrooms all with king size beds, ensuite shower rooms with stone hand basins, and WCs, access to a countryside view furnished verandas, and children's play area
- Cook's herb garden
- Staff WC

### Top Floor

- Panoramic view stone terrace, private heated swimming pool, sun loungers, pergola covered built in stone/cushioned seating

### Trullo

- Seating area with a table and 2 chairs, small kitchen built into an alcove with an electric hob, fridge, and coffee machine
- Bedroom with a double bed, and ensuite bathroom

### Exterior Grounds

- Fully fenced in property with surveillance cameras
- Lawned garden children's playground with swings, slide, table tennis, climbing frame
- Private 11 x 4 x 0.3-1.5m swimming pool
- Sun loungers
- Tables
- Parasols

## Villa 2

### Lower Ground Floor



- External staircase to 1 x bedroom with kings size bed, bedside tables, ensuite bathroom with shower, hand basin, bidet, WC

#### *Ground Floor*

- Large entrance, seating area with sofa, sideboard, LG smart TV, PlayStation4
- Open plan kitchen fully equipped with oven, hob, microwave, dishwasher, fridge/freezer, coffee maker, 6 str dining set
- 2 x vaulted ceiling bedrooms, with ensuite bathrooms with showers, hand basins, bidets, WCs

#### *Exterior Grounds*

- Fenced-in grounds and lawned gardens, with fruit trees, organic vegetable garden, lemon orchard
- Private heated swimming pool 11 x 4 x 1.5m
- Sun loungers
- Parasols
- Small beach
- Table tennis set
- Outdoor dining set x6
- Barbecue

### **Villa 3**

#### *Ground Floor*

- 28m2 open plan studio style living space, with sofa/sofa bed for 2, TV, open fireplace, 4 str dining set
- Fully equipped modern kitchen with fridge freezer, hob, coffee maker
- Bedroom: thru archway to a king size bed, bed, chest of drawers, TV. Ensuite 7m2 barrel ceiling bathroom with walk-in shower, bidet, WC, stone hand basin

#### *Exterior Grounds*

- 2000m2 Mediterranean garden
- Veranda with countryside views
- 3.1 x 2.5m Hydromassage Jacuzzi
- Sun loungers
- Patio table and chairs
- Barbecue

#### **Additional Facilities**

- Air conditioning
- Wi-Fi
- Private parking
- Mosquito nets
- Baby amenities

# Location & Local Information

Masseria Paolo is hidden in the heart of the idyllic Puglian countryside, near to the sparkling white town of Ostuni, on the south coast of Italy. The nearest international airport is Brindisi, a scenic forty five minute drive to your holiday home. The nearby village is within walking distance for supplies and family run restaurants and bars. The charming town of Ostuni is only a few kilometres away, with its historic centre, narrow streets, with whitewashed buildings, and impressive Romanesque cathedral.

The nearest and best beaches are a twenty minute drive to the protected marine area of Torre Guaceto, with dunes and crystal clear waters that are great for swimming; Pilone, with golden sands, and organised clubs; and Rosa Marina, the longest stretch of beach in the area, with public and private sections. Whilst you are there enjoy paddleboarding, wind and kite surfing, or a boat trip along the coast.

Keep fit with a cycle through the countryside, or hike a local trail through olive groves and historic sites. Tee off at the San Domenico Golf Club. Take a tour of the many wineries, and sample a glass of Puglia's famous Primitivo.

Visit the local villages, or go further afield and head north to the holiday hot spot of Monopoli, or south to the ancient town of Brindisi.

As dusk falls sip cocktails, and wine and dine in the Piazza della Liberta, the main square in Ostuni, then dance until dawn at one of the beach clubs, which transform themselves into lively nightspots.

## Local Amenities

Nearest Airport	<b>Taranto-Grottaglie Airport</b> (36 km)
Nearest Village	<b>Traghetto</b> (3 km)
Nearest Town/City	<b>Ostuni</b> (7 km)
Nearest Restaurant	<b>Osteria Madre</b> (7 km)
Nearest Bar/Pub	<b>Noir Ostuni</b> (5 km)



Nearest Supermarket	<b>Despar (6 km)</b>
Nearest Beach	<b>Mangiamuso Beach (15 km)</b>
Nearest Golf	<b>San Domenico Golf Course (33 km)</b>

## What we love

- Masseria Paolo can host 24 guests, perfect for a wedding celebration
- The grounds and gardens are simply superb at Masseria Paola, populated with lush green lawns, ancient olive groves, scented fruit trees, organic vegetable patches, and scenic views
- The interior décor in all three properties is contemporary and cool, using a sophisticated colour palette of natural earth tones, handcrafted furniture, and stylish artefacts
- You are spoilt for choice with which pool to swim in, including a hydrotherapy Jacuzzi, long ones for lengths, and rooftop midnight dips
- The property is within walking distance of the nearest village, and a short distance from a selection of beautiful beaches with some great watersports

## What you should know...

- There are three fabulous pools at Masseria Paolo, all of which can be heated, and subject to charge
- There are lots of steps in the main house, which may be hard to manage for those with disability issues
- We highly recommend hiring a car for the duration of your stay
- The property can be rented for special occasions, including weddings
- Each property can be rented individually

# Terms & Conditions

- Security deposit: The rental price includes compulsory insurance to cover damage to the property up to €5,000.
- Arrival time: 17:00 - 20:00
- Departure time: 10:00
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Not included in the rental price, extra cost according to consumption, to be paid locally.
- Linen & towels included?: Yes, included in the rental price.
- Pool towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes. However, 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.
- Internet access?: Wi-Fi internet access included.
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- Minimum stay: 3 nights during low season. All other durations on request.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not included in the rental price, extra cost according to consumption, to be paid locally.
- Pool opening dates?: The pool is open approximately beginning of May 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.
- Tax: Italian Visitors Tax payable locally in cash (typically costs €1-€10 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.
- Stag & Hen Do's Allowed? : 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: Other extras available at an extra cost to be paid locally:

Breakfast (on request): to be arranged with the owner

Cooking lessons (on request): to be arranged with the owner

Cook (on request): to be arranged with the owner

High chair (on request): 150.00€

Babycot (on request): 150.00€ per child per week

Late Arrival: 50.00€

Late Arrival (after 23:00): 100.00€

Airport Pickup (on request): to be arranged with the owner

- Other Ts and Cs: Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

Published rates are only valid for the current year. Any bookings for subsequent years will be on request only and correct rates will be confirmed at the time of booking.