

Masseria Peroni

Region: Puglia **Sleeps: 14**

Overview

In the sun-kissed countryside near Ostuni on the south coast of Puglia, Italy, stands Masseria Peroni, a three-story villa that encapsulates luxury living in this picturesque region. This expansive, three storey, detached residence has seven spacious ensuite double bedrooms, and can comfortably accommodate up to fourteen guests, ideal for a large family holiday, or a group of friends' getaway. The villa is exquisitely appointed, furnished with stylish contemporary pieces, original artefacts, and decorated in a soothing colour palette of soft earth tones.

The ground floor has with a spacious seating area featuring a comfortable corner sofa and armchair. The adjacent countryside view dining room is home to a fourteen seater dining set, with French doors that open out onto the pool terrace. A fully fitted kitchen is equipped with all the latest modern appliances, including an oven and hob, fridge freezer, dishwasher, and that must have Nespresso coffee maker. The ground floor also hosts two beautiful bedrooms, each featuring large double beds, bedside tables, wardrobes, and ensuite bathrooms, seamlessly connecting to the inviting pool terrace and grounds.

Take the stairs to the first floor, where there are three additional bedrooms, each with double beds and ensuite bathrooms with shower, hand basin, bidet, and WC. and access to a furnished balcony with sweeping panoramic views of the surrounding countryside.

Descend to the lower floor, where there is an entertainment area with a smart TV. The seventh bedroom has a double bed, a walk-in wardrobe, and an ensuite bathroom. The lower floor also houses a service room equipped with essential amenities, including a washing machine and dryer. An independent annexe has a bedroom with a double bed, sofa, safe, and ensuite shower room, with access to the gardens.

The exterior is idyllic, surrounded by dry stone walls, enclosing four hectares of grounds with a courtyard, patios, and five hundred square meters of mature gardens populated with ancient olive trees. The star of the show is a step entry swimming pool, which can be heated on request. The pool is surrounded by relaxing sun loungers and a cooling down outdoor shower. Two patios furnished with soft seating are the perfect place to meet for morning coffee and sun set cocktails. A pergola covered dining set for fourteen is where holiday memories are made, sharing meals under the stars, with local



delicacies freshly cooked on the barbeque.

Masseria Peroni goes beyond the ordinary, offering an array of complimentary facilities including air conditioning, Wi-Fi, and a resort representative to look after you during your stay.

Facilities

Villa/House • Private Pool • Heated Pool • Air-Con • BBQ • Washing Machine • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Satellite TV • Heating • High Chair(s) • Fenced Grounds • Parking Space • Rural Location

Interior & Grounds

Lower Groud Floor

- Entertainment area: smart TV
- Bedroom with double bed, walk-in wardrobe, safe, ensuite bathroom with shower, hand basin, bidet, WC, double vanity unit, bidet, WC
- Service room: hand basin, washing machine, dryer, iron
- Technical room

Ground Floor

- Seating area: corner sofa, armchair
- Dining room: dining set x 14, French windows, countryside views
- Fully fitted kitchen: oven and hob, microwave, Nespresso coffee machine, dining table and chairs x 4, access to garden
- Pantry: fridge and freezer
- 2 x storage rooms
- 2 x bedrooms: double beds, bedside tables, wardrobes, ensuite bathrooms, access to pool terrace and grounds.

First Floor

- bedrooms: double bed, ensuite bathrooms with shower, hand basin, bidet, and WC, balcony with sofa and tables

Annexe

- Bedroom: double bed, sofa, safe, ensuite bathroom with shower, hand basin, bidet, WC, access to gardens

Exterior Grounds

- Dry stone walls housing 4 hectares of grounds with courtyard, patio, and 500m2 mature gardens populated with olive trees
- 10 x 4 x 1.5m private swimming pool (heated on request, according to consumption)
- 14 x sun loungers
- Outdoor shower
- 2 x Patios with soft seating and countryside views
- Patio with 14 str dining set
- Barbecue

Additional Facilities

- Air conditioning
- Wi-Fi
- Private parking
- Electric charging station – subject to charge
- Electronic gates
- Alarm



- Surveillance cameras
- Heated swimming pool – subject to charge
- Baby amenities
- Mosquito nets

Location & Local Information

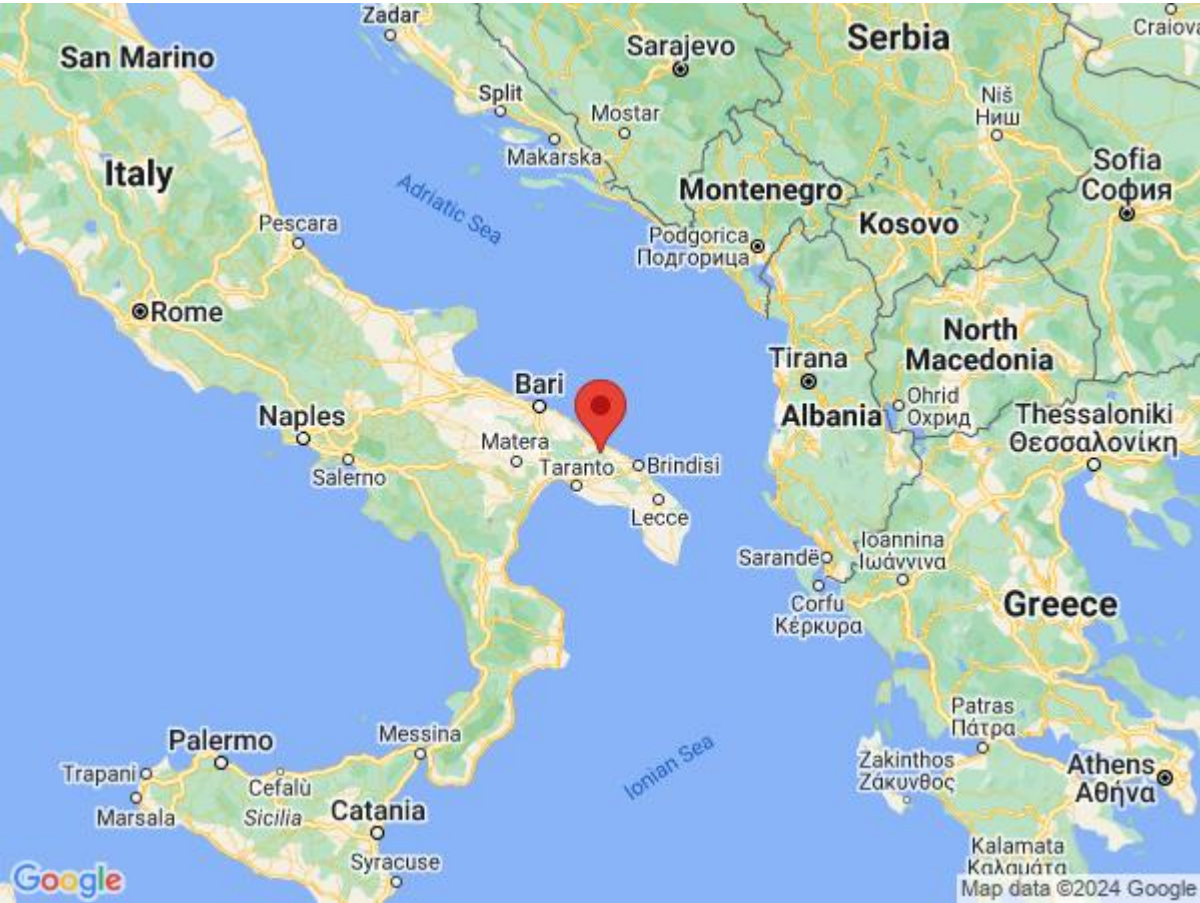
Masseria Peroni can be found in the heart of the Itria Valley, near the town of Ostuni, in the district of Puglia, on the south coast of Italy. The nearest international airport is Brindisi, a scenic forty four kilometre drive to your holiday home. The nearby village is within walking distance for provisions, and welcoming 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 some superb watersports, including paddleboarding, wind and kite surfing, or take 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	Taranto-Grottaglie Airport (45 km)
Nearest Village	Campanile (3 km)
Nearest Town/City	Ostuni (4 km)
Nearest Restaurant	Golosiamo 3.0 Pizzeria Ristorante (4 km)
Nearest Bar/Pub	Bar London (4 km)



Nearest Supermarket	Supermercati Dok (4 km)
Nearest Beach	Spiaggia dei Cavalli (12 km)
Nearest Golf	San Domenico Golf (31 km)

What we love

- The interiors at Masseria Peroni are exquisite, contemporary luxury, with meticulous attention to detail
- The grounds and gardens at Masseria Peroni are idyllic, sublime Apulian countryside views, ancient olive groves, and manicured gardens
- There are many seating areas in which to sit, relax and meditate, drink coffee, sip cocktails, and share suppers with friends and family
- Masseria Peroni has a sense of safety, from the traditional dry stone walls, to the alarms and security cameras

What you should know...

- The property by its nature has a lot of stairs, which may be difficult for those with mobility issues
- The property has surveillance cameras to keep you safe and secure
- All the bedrooms at Masseria Peroni have large double beds, no twin rooms
- The swimming pool can be heated subject to cost
- Wi-Fi coverage can be weak

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?: Not included in the rental price, extra €700 to be paid locally. 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.
- Minimum stay: 3 nights during low season. All other durations on request.
- Changeover day: Flexible.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Pool heating charge?: Not included in the rental price, extra €100 per day to be paid locally.
- Pool opening dates?: The pool is open approximately beginning of 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.
- 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 not permitted.
- Other Ts and Cs: Other extras available at an extra cost to be paid locally:
 - Extra Cleaning (on request): 18.00€ per hour
 - Cook (on request): to be arranged with the owner
 - High chair (on request): 150.00€
 - Babycot (on request): 150.00€
 - Airport Pickup (on request): to be arranged with the owner
 - Cooking lessons (on request): to be arranged with the owner
 - Towels (additional set) (on request): 10.00€ per person, minimum 20.00€ per person per day

- 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.