

# Masseria Zia Cocca

Region: Puglia Sleeps: 10

## Overview

Well-situated in the heart of picturesque Puglia, amidst ancient olive groves and pleasant plains, the 5-bedroom Masseria Zia Cocca is a trulli treasure accommodating up to 10 guests. Initially inhabited by nuns as a convent from 1450, this sacred place now is a serene retreat of vaulted stone ceilings, traditional architecture, and modern luxury.

Upon entering the villa, guests are greeted by a concierge in the lovingly transformed reception area. As a sacred space, the chapel is a great place to go to meditate, pray, or put yourself at ease.

The next stop is the charming open-plan kitchen and dining room, which, like the villa, embraces the original masonry of the material. The exposed brickwork, domed ceiling, stone fireplace, and large, rustic dining table ensure a warm and airy ambience in this home hub.

The kitchen is fully equipped with a range of modern appliances, from a farmhouse sink to a professional-grade juicer and ample counter space. Whether you're tossing together a Mediterranean Salad or preparing a holiday feast for family and friends, culinary enthusiasts will find everything they need and more.

Masseria Zia Cocca's five bedrooms are a haven of calm and comfort, boasting king-sized beds, ensuite bathrooms with walk-in showers, and even their own personal dining areas so that a casual breakfast or romantic dinner for two is a pleasantly private affair.

The charm of Masseria Zia Cocca extends out of doors, where guests can take what they need from the botanic garden and dine al fresco in the cosy courtyard. Beyond the chapel and surrounded by olive trees is the stunning swimming pool and bar, a true oasis where time stands still.

With its holy heritage and charming ambience, Masseria Zia Cocca is a homely hybrid of tradition and modernity. This unique blend invites guests into an authentic Puglian experience that will prove as enjoyable as it will be unforgettable.



## Facilities

Villa/House • Private Pool • Heated Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • BBQ • Dishwasher • Microwave • Coffee Machine • Safety Deposit Box • All Bedrooms En-Suite • Ground Floor Bed & Bath • Smart TV • Bicycles Provided • Wine Cellar • Working Fireplace/Woodburner • Cot(s) • High Chair(s) • Parking Space • Walking/Hiking Paths • Wine Tasting • Tennis Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips • Chapel on Site

# Interior & Grounds

## Villa Interiors

- Open plan kitchen and dining room (fridge, stove, oven, microwave, coffee machine, kettle, toaster, dining table etc.)
- Bedroom with double bed and ensuite bathroom with walk-in shower and bathtub
- Bedroom with double bed and ensuite bathroom with walk-in shower
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## Outside Grounds

- Private heated swimming pool (5m x 9m, max depth: 1.4m)
- Outdoor shower
- Sun loungers
- Terrace
- Terrace furniture
- Al fresco dining setting
- Pool bar
- Pizza oven, barbecue and outdoor kitchen
- Botanic Garden
- Chapel
- Parking

## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Smart TV
- Iron and board





## Location & Local Information

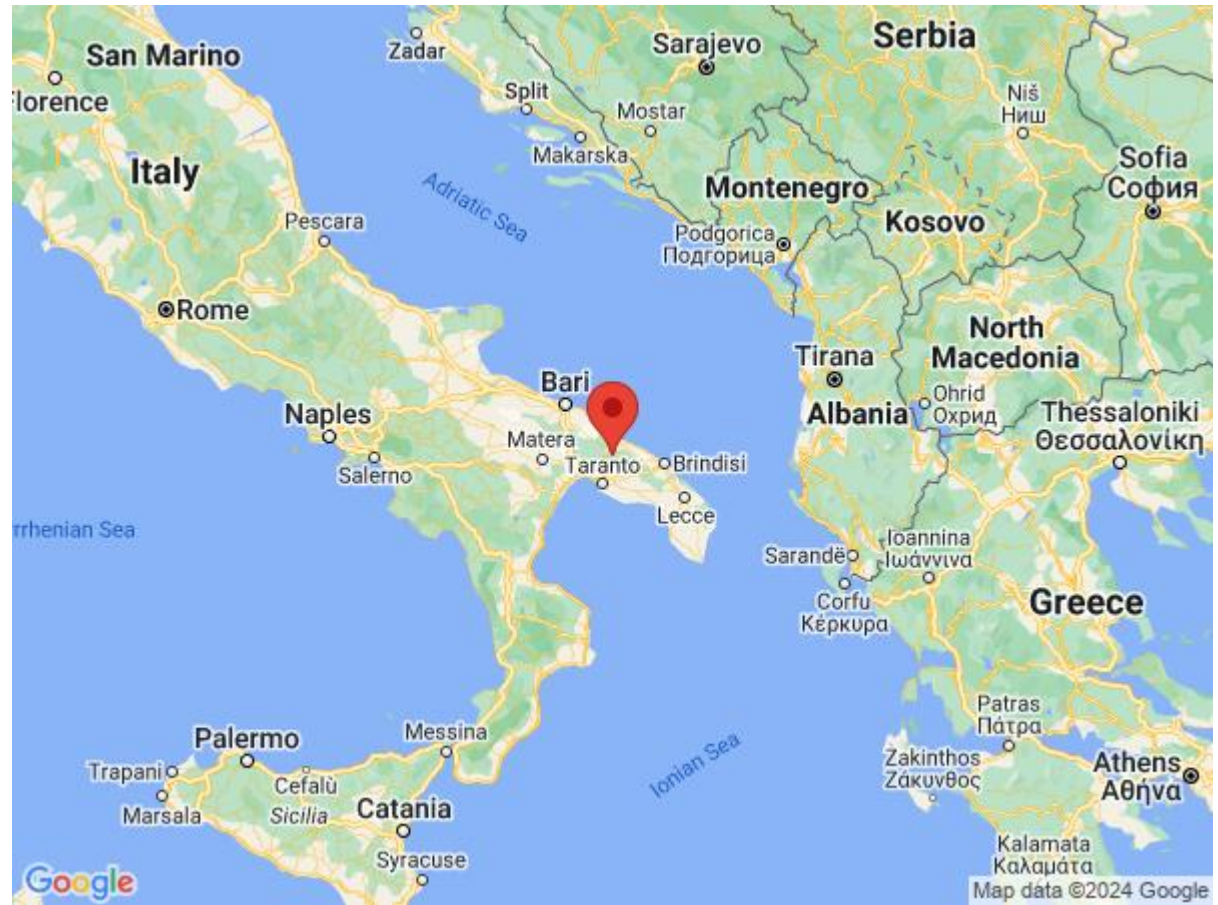
Serenely located in a beautiful piece of Puglia, Masseria Zia Cocca is far from remote. With the nearest supermarket and shops a short drive away, the villa is conveniently close to some of the region's best attractions and activities.

The town of Martina Franca (a 9-minute drive) is one of the prettiest in all of Puglia; prepare yourself for whitewashed buildings with forest-green shutters and stunning Baroque architecture. The town is brimming with beautiful piazzas, but perhaps the most famous is the Piazza Maria Immacolata, thanks to its framing of semi-circular facades and coolly-shaded colonnades populated by cafes and restaurants. Locorotondo (15-minute drive).

The utterly photographic Polignano a Mare (47-minute drive) is a great place to explore if you fancy a day trip to the sea. Boasting some of Puglia's most famous beaches, this is the kind of destination that attracts a crowd, but there are plenty of places to explore in the city and along the limestone cliffs of its coastline. Begin by walking along the Lungomare, or jump on one of the 2-hour city tours to come to grips and eye off the cafes, bars, and restaurants you want to return to.

The coastal city of Taranto (45-minute drive) on the other side of Puglia is another excellent option for a day trip to the sea. Walk the city walls, see the Aragonese castle, visit the Archaeological Museum, and marvel at the Romanesque cathedral before enjoying freshly caught seafood by the shore.

And lastly, Alberobello, a UNESCO World Heritage Site of Alberobello (a 25-minute drive), is known for its unique *trulli* houses. Of course, these houses won't seem as unique to guests of Masseria Zia Cocca, who enjoy a truly immersive experience of *trulli* living at home.



## Local Amenities

Nearest Airport	<b>Brindisi Airport (57km)</b>
Nearest Airport 2	<b>Bari Airport (94km)</b>
Nearest Town	<b>Martina Franca (5km)</b>
Nearest Town/City	<b>Ostuni (19km)</b>
Nearest City	<b>Locorotondo (10km)</b>



Nearest Restaurant	<b>Martina Franca (5km)</b>
Nearest Supermarket	<b>Martina Franca (5km)</b>
Nearest Beach	<b>Torre Beach Pozzelle (30km)</b>
Nearest Tennis	<b>(21km)</b>
Nearest Golf	<b>(30km)</b>

## What we love

- Masseria Zia Cocca is a truly immersive piece of Puglia. This converted convent in the traditional trulli style ensures your vacation will prove a sacred, serene, and sensory experience
- The mix of open, private, and al fresco dining spaces means guests can cater to their desires, coming together for communal meals or stepping away for romance or privacy
- The villa's outdoor spaces, particularly the swimming pool and bar, ensure this is a vacation where an indoor-outdoor lifestyle is easily enjoyed

## What you should know...

- Please note the swimming pool is unfenced so be aware of children at play.
- Due to the countryside setting, we recommend a car to explore the region.

# Terms & Conditions

- Security deposit: €2000 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
- Departure time: 10.00 a.m
- Minimum stay: 5 nights. All other durations on request.
- Changeover day: Saturday. All other changeover days on request.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- 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.
- Pool heating charge?: Extra €1000 per week, payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- 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.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- 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 the swimming pool is unfenced so be aware of children at play.
- Pool opening dates?: 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.
- Other Ts and Cs: A cot and highchair are available on request.