

# Villa Manduria

Region: Puglia Sleeps: 8 - 10

## Overview

Nestled amidst the idyllic countryside of Manduria, Villa Manduria offers a splendid retreat near the captivating Dunes of Campomarino.

The property is divided into three separate spaces: the main house, the dependence, and a separate trullo. In this way, all your guests can enjoy private moments, soaking up the tranquillity of this setting and coming together when they wish.

With its rustic charm and contemporary comforts, the main house welcomes you with open arms. It is designed with an open-plan kitchen, lounge, and dining area, made more intimate by a cosy fireplace. This welcoming living area extends to a bright and airy veranda, with an elegantly crafted dining table for twelve guests, perfect for enjoying meals by starlight. The main house has two cosy bedrooms, the first offering a king-size bed and the second with twin beds, both sharing an elegant bathroom.

The dependence overlooks the shimmering pool and the verdant vineyard. Featuring a comfortable double bed, ensuite bathroom, and a desk, this enchanting space is perfect for creative writing or drawing. While the dependence carries charm and romance, the next trullo offers a unique and magical experience. This intimate hideaway offers another double bedroom and ensuite bathroom tucked under the curving ceiling of its traditional Puglian design.

But not just the interiors captivate the senses; a world of wonder awaits outside. Glistening amidst the lush greenery, the infinity pool beckons you to take a refreshing dip. Adjacent to the pool lies the heart of outdoor communal space – the pool pizza and bar area. Identified by the aroma of freshly baked pizza and the clinking of glasses, this is the perfect space for friends and family to enjoy.

Beyond the villa, crystal-clear beaches lie just a stone's throw away, while enchanting cities like Lecce and Gallipoli wait to be explored. UNESCO sites like Alberobello and Matera offer glimpses into the region's storied past. At the same time, Brindisi Airport and Bari are easily accessible, ensuring that your journey to this idyllic retreat is as effortless as it is enchanting.



## Facilities

Villa/House • Great Value • Private Pool • Saltwater Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • Laptop Friendly Workspace • BBQ • Washing Machine • Dishwasher • Coffee Machine • Safety Deposit Box • Hairdryer • Ground Floor Bed & Bath • TV • Indoor Games • Outdoor Games • Working Fireplace/Woodburner • Heating • Ceiling Fans • Cot(s) • High Chair(s) • Toys • Parking Space • Watersports • Sailing • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips

# Interior & Grounds

## Villa Interiors

### Main House (80m2)

- Open plan kitchen with dishwasher, oven, kettle, blender, fridge, freezer and Mocha Italian coffee maker
- Lounge with fireplace
- Veranda with a beautifully crafted, artisan cement table for 12 guests
- Bedroom with king-size bed
- Bedroom with twin beds
- Shared bathroom with bathtub and shower

### Dependence (25m2)

- Bedroom with queen-size bed, writing desk and ensuite bathroom with a relaxing bath

### Trullo (15m2)

- Bedroom with queen-size bed and ensuite bathroom with a shower

## Outside Grounds

- Private infinity saltwater swimming pool (3m x 12m, depth: 0.7m - 1.6m), open from approximately June to September
- Sun loungers
- Pool bathroom with a shower, WC and sink
- Outdoor kitchen with a barbecue, pizza oven and dining for 12 guests
- Veranda with a beautifully crafted, artisan cement table for 12
- Children's play area with handmade wooden treehouse, play table, slide and swing
- Firepit
- Parking for 8 cars

## Facilities

- Wi-Fi
- Air-conditioning
- Ceiling fans
- Fireplace
- Washing machine
- Hairdryer
- TV
- Iron and ironing board
- Safe



- Toys
- Board games

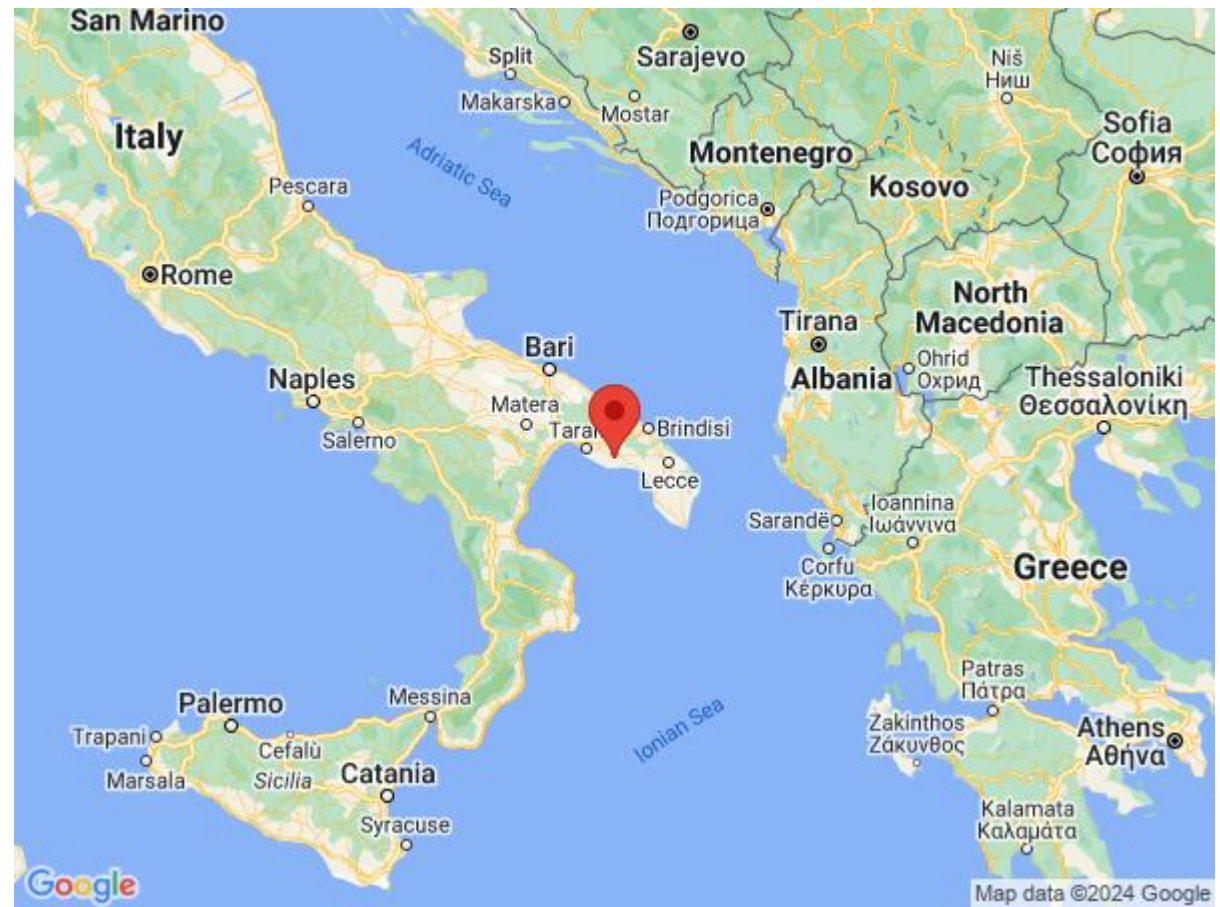
## Location & Local Information

Located amidst the picturesque countryside of Manduria, Villa Manduria offers an enchanting holiday destination immersed in the tranquil beauty of Puglia. Nestled near the captivating Dunes of Campomarino, this serene retreat is a haven for those seeking solace in nature's embrace. Surrounded by its own Primitivo vineyard and olive groves, the villa provides a quintessentially Italian experience, where guests can wander through verdant fields, savouring the sweet fragrance of grapes ripening in the sun.

Conveniently positioned just fifteen minutes from pristine, crystal-clear beaches, Villa Manduria offers the perfect blend of relaxation and adventure. Explore the nearby enchanting cities of Lecce and Gallipoli, steeped in history and culture, or venture further afield to discover UNESCO World Heritage sites like Alberobello and Matera. With Brindisi Airport a mere forty-five-minute drive away and Bari within easy reach, Villa Manduria promises a seamless journey to a slice of paradise in the heart of Puglia's countryside.

## Local Amenities

Nearest Airport	<b>Brindisi Airport (57km)</b>
Nearest Airport 2	<b>Bari Airport (143km)</b>
Nearest Village	<b>Sava (4km)</b>
Nearest Restaurant	<b>Sava (3km)</b>
Nearest Supermarket	<b>Uggiano Montefusco (3km)</b>
Nearest Bar/Pub	<b>Uggiano Montefusco (3km)</b>
Nearest Golf	<b>San Domenico Golf (70km)</b>
Nearest Beach	<b>Dune di Campomarino (13km)</b>



## What we love

- Nestled among vineyards and olive groves, Villa Manduria is ideally located to discover the wonders of Puglia
- The outdoor space is marvellous, equipped with a gorgeous infinity pool, barbecue and pizza oven.
- Conveniently positioned just fifteen minutes from pristine, crystal-clear beaches, Villa Manduria offers the perfect blend of relaxation and adventure.

## What you should know...

- The property is divided into three separate spaces: the main house, the dependence and a separate trullo.
- All hot water at Masseria is heated through solar power, reinforcing the commitment to sustainability in every aspect of your visit.
- Please note that whilst this villa can comfortably sleep up to 10 guests, 2 guests will be accommodated on a sofa bed in the living room.

# 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: 3.00 p.m.
- Departure time: 10.00 a.m.
- 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.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Minimum stay: 7 nights. 5 nights may be available, please enquire.
- Changeover day: Saturday. All other changeover days on request.
- Pets welcome?: On request only and with prior agreement with the owner.
- Smoking Allowed?: Outside only.
- 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.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open from approximately June to September. 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: Weddings and any special events are on request only and subject to prior arrangement with the owner and additional charges.