# Villa Annuccia

**Region:** Puglia **Sleeps:** 12

## Overview

Villa Annuccia is a charming Mediterranean villa just a stone's throw away from the sea nestled on the east coast in Italy's Puglia region. Sitting in an expansive estate enveloped by almost two hectares of sprawling land and greenery, its ample size allows for complete relaxation while being ideally situated for exploring everything the rich region has to offer. Its modern exterior is effortlessly counterbalanced by rustic-simple interiors with bohemian flourishes throughout.

Spawning across two floors, Villa Annuccia can sleep up to 12 guests across six bedrooms, yet it provides an abundance of living space so that it never feels too crowded. Inside, guests have the chance to unwind on a series of sofas scattered around the living area and hallways, while chic French doors leading to the outside verandas provide additional breeze on hot afternoons. Each bedroom is lovingly designed in an Italian countryside-inspired style with valance beds inviting you for a snooze, rattan furniture and windows letting plenty of natural light in.

With an array of entrances and terrace doors, stepping into your private outdoor oasis is completely effortless. Follow the stone path to the large swimming pool for a refreshing dip or curl up in a hammock with a good book. For dinner, take advantage of one of the barbecues – there's plenty of space for alfresco suppers and moonlit aperitifs. With a large, shaded terrace, plenty of lounge furniture and sport facilities such as your own football pitch and tennis court, you'll find it easy to spend the whole day outside.

Sip your morning coffee to the soundtrack of birds chirping from the estate's manicured gardens full of aromatic lavender bushes and towering trees before









heading out to explore. The town's nearest beach spot Mancarella Lido is just a few moments' walk from the main gate, with charming little restaurants and bars along the road inviting you for a negroni or a glass of Puglian rosé.

A main road takes you through local fields and forests to La Cesina Nature Reserve, Acaya Golf Club and Cesine beach all in under 15 minutes, ensuring every jet-setter will find an activity they'll love.

History enthusiasts will love spending the day strolling around Lecce – a Baroque town only a 15 minutes' drive away. Imbued with old-world Italian charm, it's also known as the 'Florence of the South' because of its historic connections to ancient Greece and the Roman Empire.

## Facilities

Ideal for Kids • Boat Trips • Paragliding • Sailing • Historical Sites • Canoeing/Kayaking • Watersports • <1hr to Airport • Walk to Village • Working Fireplace/Woodburner • Private Pool • Tennis Court • Golf Nearby • Air-Con • Walk to Beach • Maid Service Included • Ideal for Teens • Beach Nearby • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Games Room • Dishwasher • Microwave • Table Football • Heating • Ceiling Fans • Ideal for Babies & Toddlers • Football net • Fenced Grounds

# Interior & Grounds









**Villa Interiors**

*Ground Floor*

- Large living area with sofas and armchairs
- Fireplace
- TV
- Living room with sofa
- Bathroom with shower and WC
- Dining room with dining table and chairs
- Kitchen with dishwasher, two gas hobs, two ovens
- Pantry
- French windows to garden and veranda

*First Floor*

- Large hallway with armchairs and chairs with air-conditioning
- French windows onto the terrace(accessible from all rooms)
- 4 double bedrooms with air-conditioning and en-suite bathroom with shower and WC
- 1 twin bedroom with with air-conditioning and en-suite bathroom with bathtub and WC
- 1 family room consisting of a double bedroom with air-conditioning and en-suite bathroom with shower and WC

**Outside Grounds (2 hectares)**

- Garden
- Private swimming pool (16m x 7m)
- Sun loungers
- Outdoor shower with hot water
- Changing facilities with showers
- Covered terrace with dining tables and loungers
- Covered dining area next to the pool
- Stone barbecue
- Annexe with separate games room, small fireplace and boarding games
- Table tennis
- Laundry room
- Hammock
- One portable and one stone barbecue
- Tennis court/Football pitch with artificial grass(no night lights)
- Private parking for 4-6 cars

**Facilities**

- Wi-Fi
- Heating
- Air-conditioning (only bedrooms and hallway first floor)
- TV
- Music system
- Table tennis
- Pool towels
- Fireplace
- Hairdryer
- Washing machine

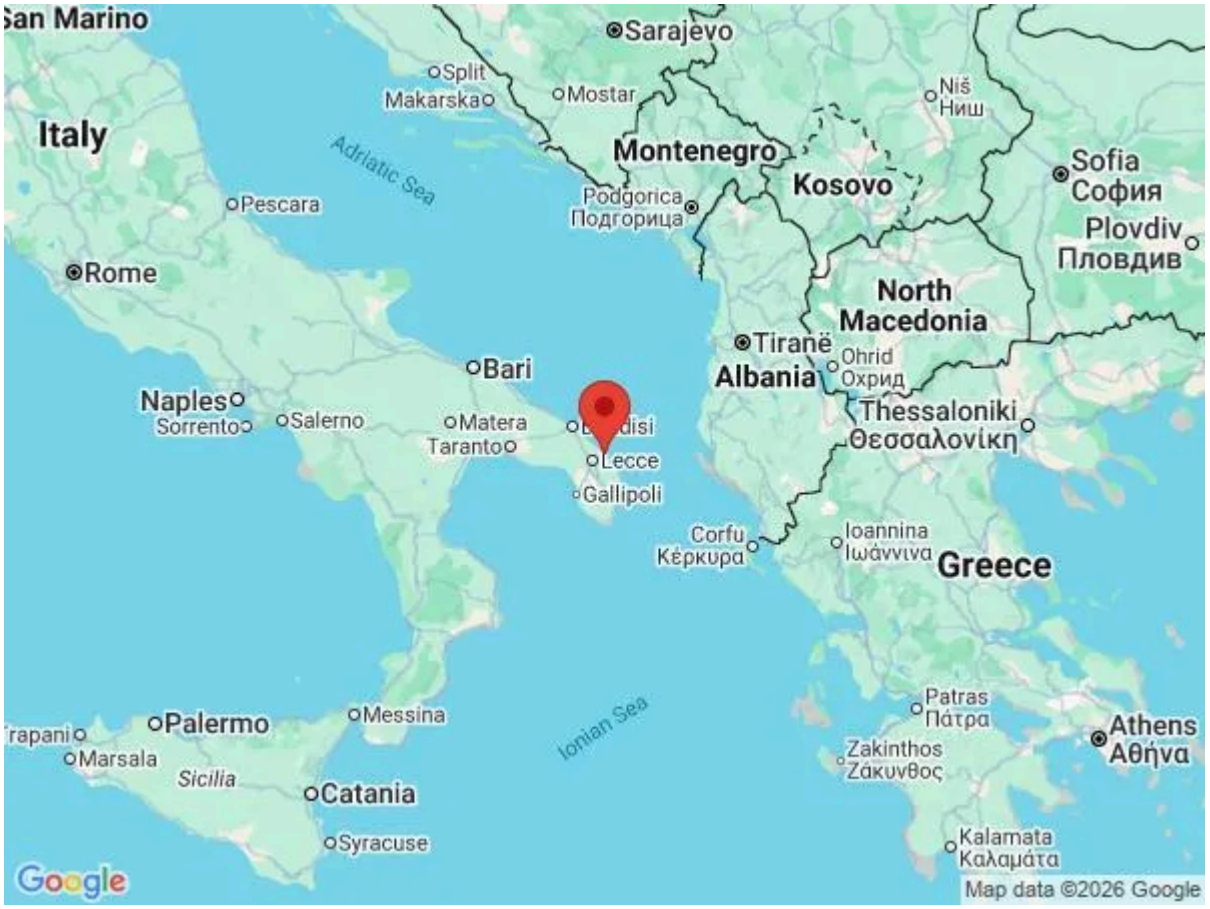
# Location & Local Information

The quaint town lies in Italy's southern region of Puglia, known for traditional trulli houses, towns set above limestone cliffs and gnarly olive groves. Surrounded by other properties as well as restaurants and typical Italian cafés, its position makes it excellent for exploring renowned beaches, ancient towns and incredible cuisine nearby. Local seafood restaurants are virtually at your doorstep, but if you prefer to take a stroll after a filling dinner, head to Ponticello Lido near the marina and grab a typical Italian digestivo on the terrace while soaking up lush sea views.

San Cataldo belongs to one of Lecce's many marines on the east coast, facing the Adriatic Sea and the traces of its ancient port structures can still be found all over the town, in the marble and granite columns for mooring boats and in some 19th century flourishes on its many docks and piers. The town's main attraction is a long stretch of sandy beach surrounded by thick pine trees, making it popular with families and children as well as Lecce residents who come down to escape the blazing Puglia heat during summer months. In addition, a festival of bread takes place in the town's streets during which visitors can enjoy culinary specialities of the Salento region such as focaccia-style baguettes mixed with tomatoes and onions.

Known for its Baroque architecture and Roman ruins, Lecce is a 15 minutes' drive away, making it one of the most popular day trips in what's almost the heel of Italy's boot. Stroll around its cobbled alleyways to soak up the ancient atmosphere and admire its historical centre. Worth climbing up to is the Basilica di Santa Croce, carved and sculpted in a wealth of flowers and animals, as well as the town's many squares, domes and the ancient Roman amphitheatre. Here, you're exposed to an array of delicious restaurants, bars and nightclubs when in need of a little hustle and bustle.

For those seeking a tranquil escape, the La Cesine natural park is a protected area extending for 380 hectares and featuring lush forests, wetlands and plenty of walking and










hiking trails with picturesque views.

Very popular among tourists is also town-hopping. Thanks to the fast and comfortable train connecting local towns, you can hop on in Lecce and reach Brindisi, Monopoli and Bari all in under two hours. Stop at Polignano e Mare to catch ample sun rays at its famed Lama Monachile beach nestled at the bottom of limestone cliffs and bordered by a Roman bridge.

## Local Amenities

| | |
|---|---|
| Nearest Airport | **Brindisi/Salento Airport (61km)** |
| Nearest Airport 2 | **Bari airport (181km)** |
| Nearest Beach | **Spiaggia Soleluna (Within 500m)** |
| Nearest City | **Lecce (13km)** |
| Nearest Golf | **Acaya Golf Club (6.5km)** |
| Nearest Restaurant | **(Within 500m)** |
| Nearest Train Station | **Lecce (13km)** |
| Nearest Village | **San Cataldo (Within walking distance)** |
| Nearest Supermarket | **(1km)** |

# What we love

- Relax by the pool or in the almost 2 hectare garden
- There's plenty of fun to be had at Villa Annuccia, be-it playing table tennis in the games room, out on the private tennis court/football pitch or diving into the outdoor swimming pool
- Enjoy complete relaxation while being close to all local amenities needed to ensure a comfortable stay
- Local sandy beaches are within walking distance from the villa and the Baroque city of Lecce can be reached in just 15 minutes by car

# What you should know...

- All bedrooms in the house have their own air-conditioning, ceiling fan and mosquito nets
- Two large windows surround the living room on the ground floor, allowing plenty of natural light to fill the space, although they are not fitted with mosquito nets
- The villa is conveniently located next to a frequented road lined with other properties, restaurants and cafés
- Please note this property has 6 bedrooms available only. There is one room next to the family room that is closed and unavailable to guests.
- Please note that the rooftop of the property is not accessible and it will be closed
- Please be aware that the Wi-Fi signal strength is good in the living room on ground floor only and no signal on the first floor.
- Please note that the large garden features areas with raised and uneven flooring. This may not be suitable for those with mobility issues and please supervise children.
- A car is highly recommended to explore the local area.

# Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival or through an online deposit request charged to clients credit card and refunded upon departure, subject to full inspection.

- **Arrival time:** 4.00 p.m. - 7.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.

- **Departure time:** 10.00 a.m. Check-out outside this time may not be guaranteed and may require an extra cost. Please enquire for more details.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are not allowed.<br> Please note that 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.<br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.<br> Air conditioning is available at an extra cost depending on consumption, payable locally, in cash<br> Please note that the large garden features areas with raised and uneven flooring. This may not be suitable for those with mobility issues and please supervise children.<br> Please note home security devices may be installed at the villa, please enquire for further information.<br> Please note this property has 6 bedrooms available only. There is one room next to the family room that is closed and unavailable to guests.<br>

- **Changeover day:** Saturday. All other changeover days on request.

- **End of stay cleaning:** Extra €300, payable in cash locally. 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.

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** 7 nights from end-June end-August. 4 nights during other periods.

- **Heating costs included?:** Extra cost, payable locally.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€5 per adult per night- please enquire if exact amount is required).

- **Internet access?:** Wi-Fi internet access included. Please be aware that Wi-Fi works well in living room on the ground floor and has no signal on the first floor.

- **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.