

# Villa Gioiosa

**Region:** Puglia   **Sleeps:** 8

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## Overview

Villa Gioiosa is a newly built home constructed in a modern style, offering plenty of space for a large family or group of friends. The house enjoys a wonderful setting as you have the rolling Puglian countryside on your doorstep for walking and cycling and yet the centre of the beautiful city of Ostuni is a mere 9km away.

The villa sits within a landscape of red earth and olive groves, offering typically Puglian vistas from the windows and balconies throughout the house. As you approach the home through the vast garden, you will see this impressive, recently constructed villa with clean lines, white-washed exteriors, and lots of glass to allow the natural light to enter the spacious rooms.

The living space can be found on the first floor, which has a wraparound balcony. The living room, dining space and kitchen all share this expansive room, creating a contemporary, sociable area for dining together and getting cosy on the sofas in the evening over a glass of local wine. The fully-fitted kitchen is also in this vast room, so you can prepare meals and snacks while chatting with your party.

When you wish to get a good night's sleep, four bedrooms can accommodate eight guests. With crisp linens and floor-to-ceiling windows and doors onto the garden or balconies, the rooms are light and airy, perfect for a restful night. Each room has a double bed and an en-suite bathroom, fitted to the highest standard.

Outdoors, the home is enveloped by 10,000m<sup>2</sup> of gardens and grounds. With such an excellent climate, you are sure to wish to spend lots of time outside basking in the sun while flicking through the pages of a magazine on a sun lounger. There are plenty of seating and dining areas and a private swimming pool with countryside views, so you will have everything you need here.

When you want to explore the stunning surrounding area, you will be perfectly positioned for hikes and scenic picnics within the gorgeous Val d'Itria. This unspoilt landscape is the perfect backdrop for your escape to Puglia. You could even discover the terrain on horseback or from a hot air balloon for something different.

If you would rather spend the day sipping coffee at a pretty café, you could visit the village of Casalini, which is 4km away or the incredible city of Ostuni which is 9km away.



## Facilities

Wine Tasting • Coffee Machine • Historical Sites • Walking/Hiking Paths • Villa • Washing Machine • Tennis Nearby • Cycling • Boat Trips • Air-Con • Wi-Fi/Internet • Ground Floor Bed & Bath • Hairdryer • Beach Nearby • Chef/Cook Available • Private Pool • Modern • Animal farm • Kid-friendly excursions • Cooking Classes Available • Yoga Classes Available • Theme park • Wine-Tasting Available • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • All Bedrooms En-Suite • Satellite TV • Table Football • Heating • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Villa Interior (200m2)

### Ground Floor

- 3 x bedrooms with queen-sized double beds and en-suite bathrooms with shower, sink, bidet and WC
- Laundry room

### First Floor

- Open plan living space with balcony, sofas, TV and dining table seating 8
- Connected kitchen with oven, hob, fridge freezer, dishwasher, microwave, toaster, mixer and coffee machine
- Bedroom with queen-sized double bed and en-suite bathroom with shower, sink, bidet and WC
- Guest WC

## Outside Grounds (10,000m2)

- Private swimming pool (10m x 5m, max. depth: 1.5m)
- Garden spanning over a hectare with orchard and olive groves
- Furnished wraparound balcony
- Poolside sun loungers and sofas
- Covered dining terrace
- Pergola with outdoor seating
- Barbecue
- Parking for 3 cars

### Facilities

- Wi-Fi
- Air-conditioning
- Central heating
- Satellite TV
- Iron and ironing board
- Washing machine and dryer
- Table football
- Hairdryers





# Location & Local Information

Overlooking the staggering Val d'Itria and close to a selection of Puglia's finest beaches and towns, Villa Gioiosa offers an unrivalled location on Italy's heel. From your base at this lovely, contemporary home, you will have plenty to see and do on your doorstep!

Set in the middle of the Ionian and the Adriatic coasts, the Val d'Itria is a vast valley at the heart of Puglia. Comprising of mountainous areas, wooded hills and pretty towns, this valley is one of Puglia's best-loved attractions and is where Villa Gioiosa can be found. Whether you plan to get to know Puglia's interior countryside or fancy a packed itinerary, visiting a different hilltop town each day, this diverse area has something for everyone. You will not have to drive far to find rural walks and charming towns.

The closest amenities to the villa are just 4km away in a village called Casalini. Wrapped in idyllic countryside, Casalini is a smaller place that offers visitors a range of shops and eateries. If you would like to visit a town or city with more amenities, you will be spoilt for choice, as you can find Ostuni, Cisternino and Locorotondo nearby.

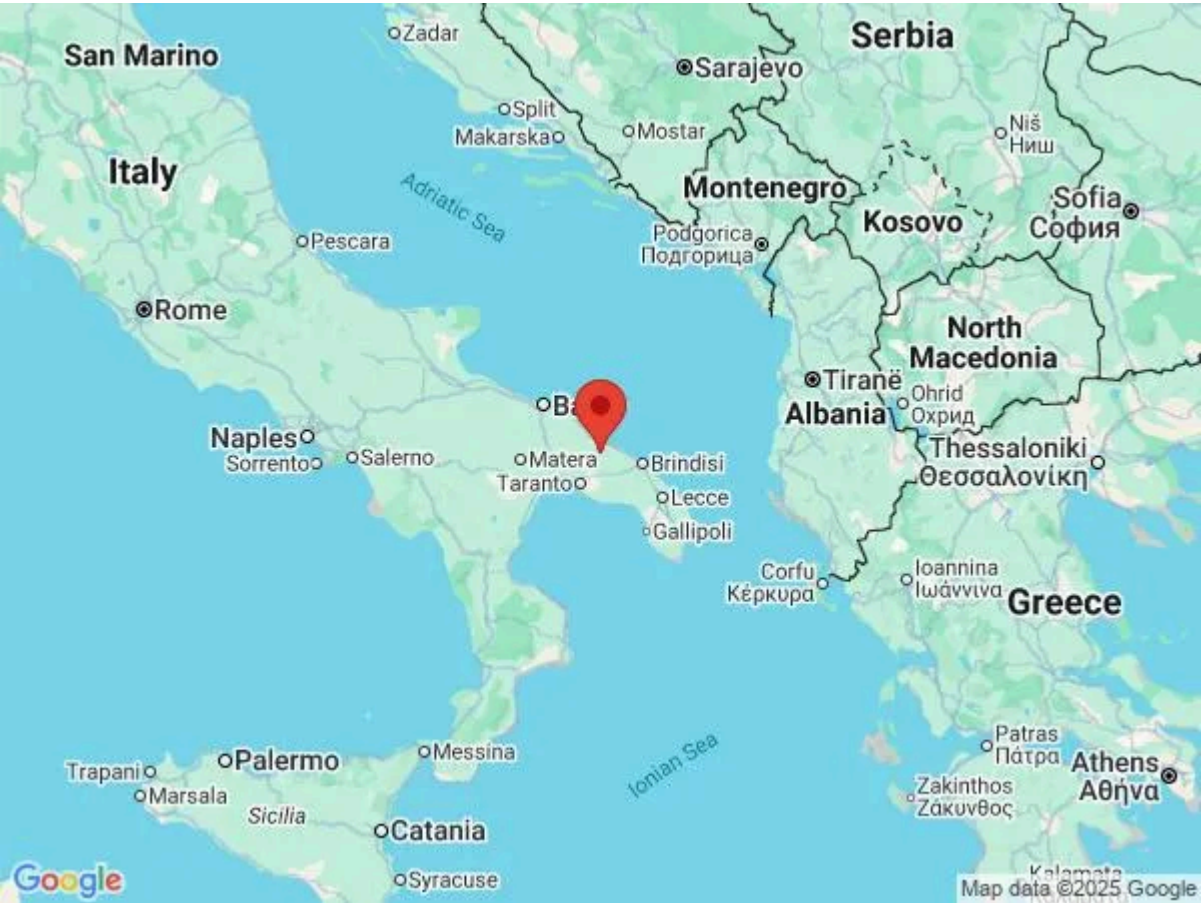
Ostuni is one of Puglia's star attractions and is known as the "white city" due to the gleaming white buildings which seem to tumble down the hillside. The city is set in its original walls, 9km from the villa. These walls were once used for defence but are now a walking trail which leads visitors around the city's perimeter. Inside the walls, you will be amazed by the medieval gates and winding streets which lead through to the cathedral, museums and galleries. These picturesque streets offer many cafes, bars, restaurants, and shops. Just outside of the walls, there is also a large archaeological park filled with Roman ruins and monuments.

Even closer still is Cisternino, a large village 8km away by car. Cisternino is completely different in character to Ostuni and is like a labyrinth of streets and squares lined with ancient churches and medieval buildings. Some key sights include a Norman-era watch tower and the Baroque San Cataldo church. Cisternino is more of a hidden gem which is not a tourist trap. It is a great place to visit for dinner as you can try the local delicacy, freshly barbecued meat cooked right in front of you by the butcher.

When holidaying in Puglia, you should visit one of the area's famous Trulli towns, where the iconic, white-washed, cone-shaped homes fill the landscape. Locorotondo is one of these towns and is located just 17km away from the home. Locorotondo is less-crowded than Alberobello but is just as atmospheric and is packed with craft shops, cafes and restaurants.

As well as boasting beautiful countryside and a great selection of towns and cities, Puglia is also a fantastic destination for beach lovers! The closest beach to the house is just 16km and is called Villanova Beach. Here you can relax on the sun loungers, grab a bite to eat at the nearby restaurants or try out some water sports at the surf and water sports centre. If you would prefer a serene swimming spot, there is an unspoilt nature reserve just a short drive down the coastline where coastal walking routes and woodlands back wild beaches.

## Local Amenities



Nearest Airport	Brindisi (47km)
Nearest Airport 2	Bari (94km)
Nearest Train Station	Ostuni (12km)
Nearest Village	Casalini (4km)
Nearest Town	Cisternino (10km)
Nearest City	Ostuni (9km)
Nearest Restaurant	Casalini (4km)
Nearest Supermarket	Casalini (4km)
Nearest Beach	Villanova Beach (16km)
Nearest Tennis	(8km)
Nearest Golf	(25km)

## What we love

- This newly built home offers elegant accommodation over two floors, with incredible views over the Val d'Itria
- There are four light and airy double bedrooms on offer with en-suite bathrooms, meaning the house can accommodate up to 8 guests
- Stepping outside, you will find an extensive garden where the infinity pool takes centre stage
- This area of Puglia offers amazing villages and towns, such as the nearby village of Casalini (4km away) and the city of Ostuni (9km away)

## What you should know...

- Due to the rural setting, you will require a car while staying here.
- All bedrooms have independent external access directly to the swimming pool.
- The stairs are steep with a glass wall, please take care and supervise children.
- 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.
- Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

# Terms & Conditions

- **Security deposit:** €500 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. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.00 a.m
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Not allowed.
- **Other Ts and Cs:** 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. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.
- **Changeover day:** Saturday. All other changeover days on request.
- **End of stay cleaning available?:** 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.
- **Smoking Allowed?:** Not allowed.
- **Minimum stay:** 5 nights in April, May, June, September and October. 7 nights during all other periods.
- **Heating costs included?:** Yes.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).
- **Pool towels included?:** Yes.
- **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.
- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.
- **Property Licence Number:** IT074012C200088346.