

# Casa Briganti

Region: Puglia    Sleeps: 6

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## Overview

Casa Briganti is a modern one-story villa nestled in the serene Italian countryside near Conversano, on the sunny south coast of Italy. With a sleek and contemporary design, this detached villa offers a comfortable and stylish retreat for those seeking a peaceful getaway. The villa spans one hundred and ten square meters, featuring three double bedrooms, making it an ideal space for groups of up to eight guests, perfect for a family holiday or a friends' get-together.

The heart of Casa Briganti is its open-plan living space, seamlessly connecting to a terrace that overlooks the beautiful Italian countryside. The living area has a comfortable sofa/bed, a practical coffee table, and a flat-screen TV for entertainment. The dining space features a bench table set, creating an inviting atmosphere for shared meals. The modern kitchen is fully equipped with an oven and hob, fridge-freezer, microwave, espresso coffee machine, preparation island, and bar stools.

Each bedroom is well-appointed, with double beds, bedside tables, and spacious wardrobes. The master bedroom boasts an ensuite stone bathroom with a double shower, double vanity unit, bidet, and WC. The two additional bedrooms share a well-equipped bathroom with a shower, hand basin, bidet, and WC.

Stepping outside, guests are greeted by a high-walled garden that offers privacy and tranquillity. The terrace extends to a decked area with a spacious 12 x 6 metre ladder-entry swimming pool, perfect for cooling off on warm Italian afternoons. Sun loungers provide a spot for relaxation, and a veranda offers soft seating and an alfresco dining set. A summer kitchen with a bar area, sink, and fridge adds to the outdoor charm, while a stone-built BBQ allows for delightful outdoor cooking. An additional



bathroom with an outdoor shower enhances the convenience of the exterior space.

Casa Briganti is equipped with essential facilities, including complimentary air conditioning, Wi-Fi, and parking. Baby amenities are also available at an extra cost for those travelling with little ones. This contemporary villa seamlessly blends modern comforts with the rustic charm of the Italian countryside, offering a delightful retreat for a memorable vacation.

## Facilities

Air-Con • Private Pool • Villa • Ideal for Parties • Pets on Request • Maid Service Available • Cots (Cribs) • <1hr to Airport • Wi-Fi/Internet • BBQ • Washing Machine • Coffee Machine • Hairdryer • TV • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Heating • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Interior (110m<sup>2</sup>)

- Open plan kitchen, living, dining area
- Fully equipped kitchen
- Bathroom with shower
- Bedroom 1 - Double bed, en-suite bathroom with shower, access to terrace
- Bedroom 2 - Double bed
- Bedroom 3 - Double bed, access to terrace

## Exterior

- Private swimming pool (6m x 12m) (Open approximately April to end-October)
- Sunbeds
- Shaded eating area
- Bathroom with shower
- Dining table
- Sink
- Barbecue
- Garden
- Shaded dining area

## Additional Facilities

- Internet/Wi-Fi
- Air conditioning
- TV
- Dishwasher
- Microwave
- Coffee machine
- Hairdryer
- Washing machine
- Iron & board
- Mosquito nets
- Tioletries
- Cot \*
- Highchair \*
- Bike storage
- Safe
- Fire extinguisher
- First aid kit

*\*Please see T's & C's*



## Location & Local Information

Casa Briganti can be found in the heart of the countryside, halfway between Polignano a Mare and Conversano, on the south coast of Italy. A scenic forty-kilometre drive from Bari Karol Wojtyła International Airport will take you to your holiday home. In nearby Conversano, you will find all the provisions you will need for your stay, as well as a historic old town with a Norman castle and a Romanesque cathedral, and lots of welcoming cafes, bars, and restaurants, where you can enjoy the local delicacies the area is famous for.

The nearest beaches are just four kilometres away in the resort town of Polignano a Mare; swim in the crystal clear waters of Lama Monachile, relax at Cala Porto, discover the cover of Grotto Ardito, explore the natural pools of Ponte dei Lapilli, and enjoy the views of the historical landmarks at Cala Paura.

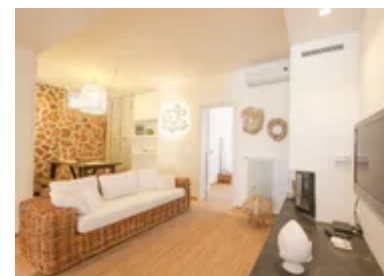
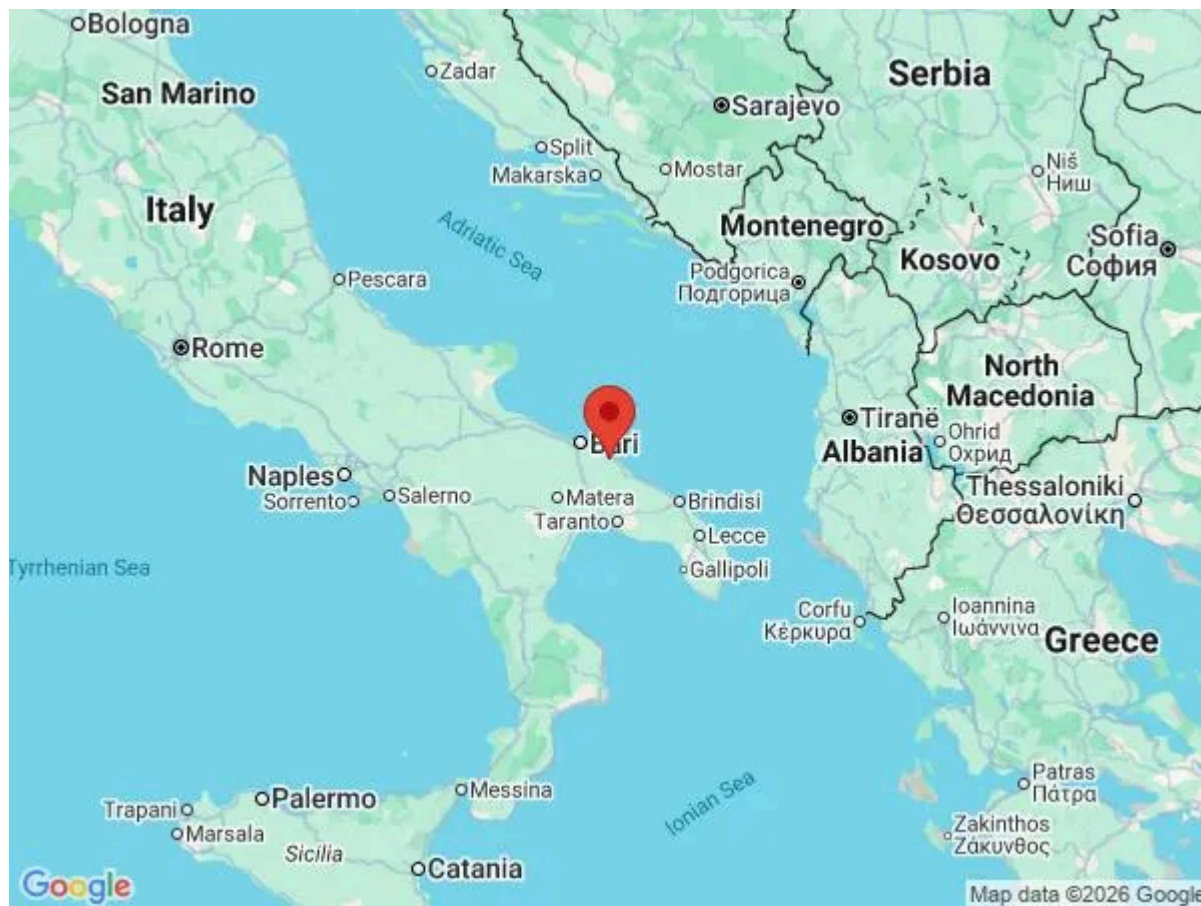
Keep fit and active and explore the local countryside and coastal areas on the hiking and biking trails, enjoy a game of tennis at nearby courts, or tee off at the golf course that's only twenty minutes drive away.

Take a wander through the charming old town of Monopoli, with its cobbled narrow streets, visit the historic Castle of Carlo V, see the frescoed Palmieri Palace, explore the impressive baroque Cathedral, and immerse yourself in the Archeological Museum.

Travel further afield to the traditional fascinating towns of Alberobello, Castellana Grotte, Zoosafari Fasanolandia, Ostuni, Egnazia Archaeological Park, Cisternino, and Torre Canne, each offering unique experiences.

### Local Amenities

Nearest Airport	<b>Bari Airport (54km)</b>
Nearest Ferry Port	<b>Bari Ferry Port (47km)</b>



Nearest Village	<b>Polignano a Mare (5km)</b>
Nearest Town	<b>Conversano (6km)</b>
Nearest Supermarket	<b>Supermercati, Polignano a mare (4km)</b>
Nearest Tennis	<b>Tennis Giannoccaro Monopoli (11km)</b>
Nearest Beach	<b>Lido Cala Paura (5km)</b>

## What we love

- We love sleeping in the beautifully appointed bedrooms at Casa Briganti, especially the one with the original wooden doors.
- You can't beat dining alfresco under an Italian sky, especially when it's dishes that are freshly grilled on the stone barbecue.
- The grounds and gardens at Casa Briganti are delightful, sitting under a shady tree on the manicured lawn and reading this year's best-seller is bliss.
- Casa Briganti is perfectly situated to enjoy the best of all worlds, the Italian countryside, authentic villages, and golden sandy beaches.

## What you should know...

- All the bedrooms in Casa Briganti have double beds, no twin rooms, great for a group of couples sharing, or a family.
- The villa can accommodate up to eight guests when two sleep on the sofa bed in the seating area.
- Casa Briganti is situated in the heart of the countryside; we highly recommend hiring a car to see all the sights you would like to see.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.

# Terms & Conditions

- **Security deposit:** €2000 charged to client's credit card by the owner upon arrival and refunded two weeks after departure, subject to full inspection Or, a €79 or €99 non-refundable insurance fee charged to client's credit card by the owner upon arrival.

- **Arrival time:** 16:00 - 20:00

- **Departure time:** 10:00

- **Energy costs included?:** Yes, included in the rental price.

- **Linen & towels included?:** Yes, included in the rental price.

- **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. If guests wish to hire a cot there will be an additional charge of €25, the highchair will be free. If guests wish to hire just the highchair the cost will be €25. It is a mandatory requirement that all guests submit their IDs at least 24 hours prior to check-in. Failure to comply with this policy will result in a charge of €55.00 during the check-in process.

- **Changeover day:** Saturday from mid July to mid August.<br> Flexible all other dates.

- **End of stay cleaning available?:** Extra mandatory €400, payable 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.

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 4 nights from January to mid June & September to end of season. <br> 7 nights from mid July to mid August. <br> 5 nights all other dates.

- **Heating costs included?:** Yes, included in the rental price. However in the winter months there is an extra cost for heating of €80 per week.

- **Tax:** Italian Visitors Tax charged to client's credit card by supplier before arrival or locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).

- **Internet access?:** Complimentary Wi-Fi internet access is included in rental price. It is good to note that the speed is dependent on the local provider and technical issues may cause reduced speed or cut of service.

- **Pool opening dates?:** The pool is open from April to end of 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.

- **Stag & Hen Do Allowed? :** Weddings, stag/hen parties and any special events are not allowed.