

Villa Messapi

Region: Puglia Sleeps: 16

Overview

The luxurious Villa Messapi is situated in the heart of the countryside, near to the lively resort of Ostuni on the south coast of Italy. This unique property is made up of a stunning two storey main house and a Trullo suite, with two heated swimming pools, set in meticulously maintained grounds and gardens. The villa has a total of eight ensuite bedrooms, and can comfortably accommodate up to sixteen guests in some style, ideal for a fabulous family holiday, a group of friends' get together, or celebrating a special occasion.

The ground floor of the main house welcomes guests with a large entrance hall with two sofa, a bar area for coffee or drinks, and an ice-making machine. A spacious lounge equipped with a Samsung TV and PlayStation provides entertainment. On this floor there are four beautifully-appointed bedrooms. Three bedrooms have king-size beds and ensuite shower rooms, and open onto a charming courtyard. The largest is the fourth bedroom, with its own private entrance, a king-size bed, and ensuite facilities, and access to a patio. A guest WC completes the ground floor.

Take the stairs to the upper floor, where there is a large living space, which opens onto a sweeping view balcony, and has an open fireplace and a 50" TV. The natural wood open-plan fully equipped kitchen has all the appliances you will need to cater for your holiday, including an American-style fridge freezer, electric ovens, gas hob, integrated dishwasher, and that must-have coffee maker. A handmade canopy covered pergola on the balcony has a Wow factor, sixteen seater dining table, a superb setting for a celebration. There are three further bedrooms, all with double beds, ensuite facilities and access to furnished countryside-view verandas.



The rooftop terrace is a haven, with panoramic countryside views, a private heated swimming pool, sun loungers, and pergola-covered stone seating. Walk across the garden to the Trullo, located seventy five metres from the main house, features a seating area, a small kitchen, a bedroom with a double bed, and an ensuite bathroom, perfect for a couple to retreat in privacy.

The fully fenced exterior is equipped with surveillance cameras, and is home to manicured lawned gardens with a children's playground, with a ping pong table. A private step entry swimming pool takes pride of place, surrounded by relaxing sun loungers, handy drinks tables, and shady parasols.

Facilities include complimentary air conditioning and Wi-Fi, private parking, mosquito nets, midweek, and end-of-stay cleaning. Baby amenities, a private chef and cooking lessons, and airport transfers can all be arranged by request. can be arranged.

With its exquisite elegance and modern amenities, this country property promises a tranquil and comfortable retreat on the beautiful south coast of Italy.

Facilities

Air-Con • Villa • <1hr to Airport • Private Pool • Heated Pool • Ideal for Teens • All Bedrooms En-Suite • Parking Space • Wi-Fi/Internet • Rural Location • Washing Machine • Coffee Machine • Hairdryer • Microwave • Safety Deposit Box • Satellite TV • Heating • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

Main House

Ground Floor

- Entrance hall with two sofas
- Bar area for making coffee or drinks (chargeable), Ice maker
- Lounge: Samsung TV, PlayStation
- 3 x Bedrooms: all with king size beds, ensuite shower rooms, with stone hand basins, WCs, patio doors to courtyard
- Bedroom 4: Large room with private entrance, access to patio, king size bed, ensuite shower room with stone hand basin, bidet, WC
- Guest WC

First Floor

- Large living space: Seating area with access to balcony, sofas, open fireplace, 50" TV, handmade dining table
- Natural wood open plan kitchen fully equipped with American style fridge freezer, 2 x electric ovens, gas hob, integrated dishwasher, coffee maker, stone sink overlooking the gardens
- Balcony with covered pergola with handmade canopy, 16str dining table, BBQ
- 3 x bedrooms all with king size beds, ensuite shower rooms with stone hand basins, and WCs, access to a countryside view furnished verandas, and children's play area
- Cook's herb garden
- Staff WC

Top Floor

- Panoramic view stone terrace
- Private heated swimming pool
- Sun loungers
- Pergola covered built in stone/cushioned seating

Trullo

- Seating area with a table and 2 chairs
- Small kitchen built into an alcove with an electric hob, fridge, and coffee machine
- Bedroom with a double bed, and ensuite bathroom



Exterior Grounds

- Fully fenced in property with surveillance cameras
- Lawned garden children's playground with swings, slide, table tennis, climbing frame
- Private 11 x 4 x 0.3-1.5m swimming pool
- Sun loungers
- Tables,
- Parasols

Additional Facilities

- Air conditioning
- Wi-Fi
- Private parking
- Mosquito nets
- Midweek and end of stay clean
- Baby amenities on request and subject to charge

Location & Local Information

Villa Messapi sits in the heart of the countryside, near to the resort town of Ostuni, on the south coast of Italy. The nearest international airport is Brindisi, a scenic forty five minute drive to your holiday home from home. The charming sparkling white town of Ostuni is a shirt drive away, with its historic centre, narrow streets, convivial squares, and impressive Romanesque cathedral. The nearest and best beaches are a twenty minute drive to the protected coastal marine area of Torre Guaceto, with dunes and crystal clear waters that are great for swimming; Pilone, with golden sands, and organised clubs; and Rosa Marina, the longest stretch of beach in the area, with public and private sections. Whilst you are there enjoy paddleboarding, wind and kite surfing, or a boat trip along the coast.

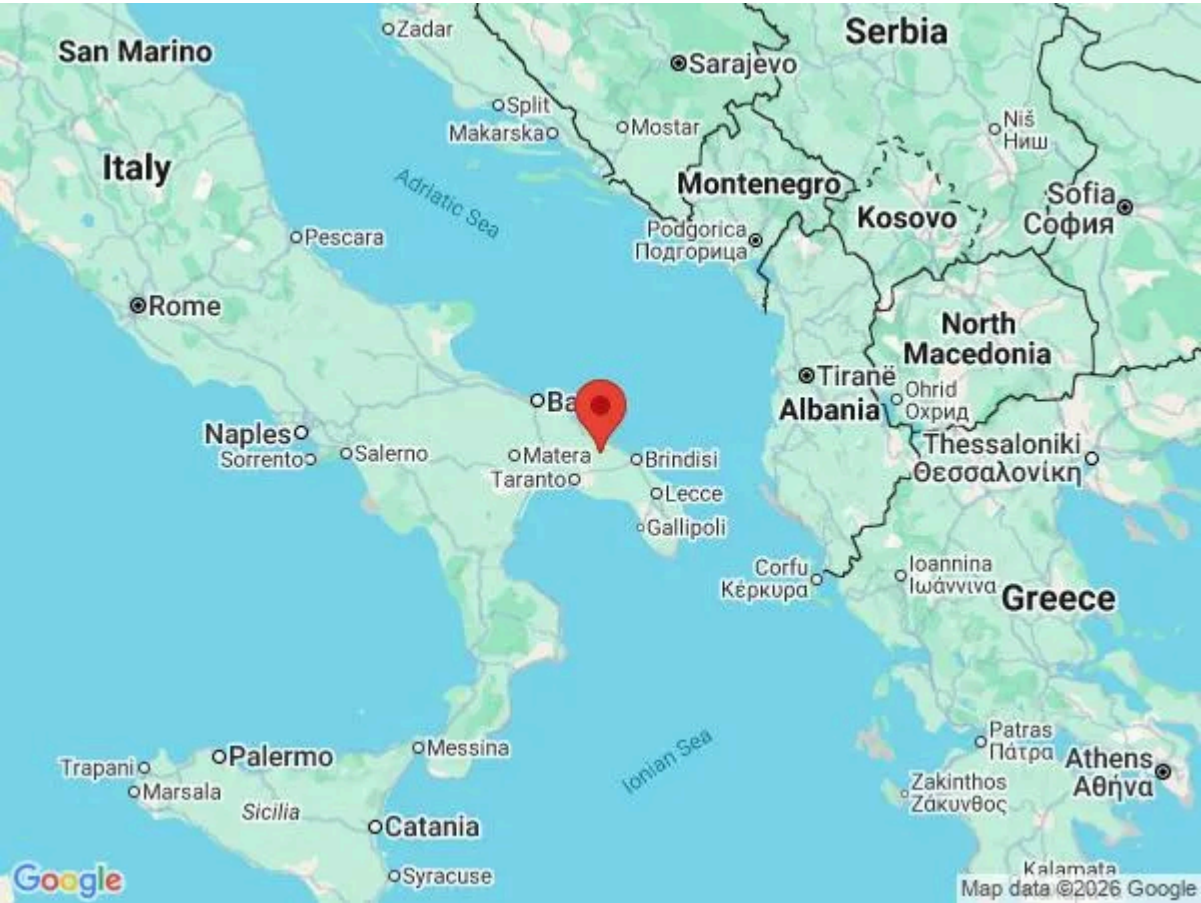
Keep fit with a cycle through the countryside, or hike a local trail through olive groves and historic sites. Tee off at the San Domenico Golf Course, or play a game of tennis at the nearby club. Take a tour of the many wineries, and sample a glass of Puglia's famous Primitivo.

Visit the local villages, or go further afield and head north to the holiday hot spot of Monopoli, or south to the ancient town of Brindisi.

As dusk falls sip cocktails, and wine and dine in the Piazza della Liberta, the main square in Ostuni, then dance until dawn at one of the beach clubs, which transform themselves into lively nightspots.

Local Amenities

Nearest Airport	Taranto-Grottaglie Airport (36 km)
Nearest Village	Traghetto (3 km)
Nearest Town/City	Ostuni (7 km)



Nearest Restaurant	Osteria Madre (7 km)
Nearest Bar/Pub	Noir Ostuni (5 km)
Nearest Supermarket	Despar (6 km)
Nearest Beach	Mangiamuso Beach (15 km)
Nearest Golf	San Domenico Golf Course (33 km)

What we love

- Villa Messapi has an impressive architecture, with its thick stone arched walls and windows, cool in summer, warm in winter.
- The sixteen-seater alfresco dining set at Villa Messapi is especially impressive and the perfect place to host a splendid celebration.
- The rooftop terrace, with its sweeping countryside views, is best enjoyed cocktail in hand, and the heated pool for midnight dips is a winner.

What you should know...

- Villa Messapi is a large property with lots of stairs, which may be difficult for those with mobility issues.
- For your security there are video surveillance cameras throughout the property
- There are two swimming pools, both of which can be heated by request, and subject to charge.
- All drinks from the bar are subject to charge.
- Check-in outside of arrival time may be subject to an extra cost. Please enquire for more details.

Terms & Conditions

- **Security deposit:** The rental price includes compulsory insurance to cover damage to the property up to €5,000. CIN: IT074012B400088183

- **Arrival time:** 17:00 - 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:** Other extras available at an extra cost to be paid locally:
 Extra Cleaning (on request): 18.00€ per hour, minimum 18.00€ per hour
 Cook (on request): to be arranged with the owner
 High chair (on request): 150.00€
 Babycot (on request): 150.00€
 Airport Pickup (on request): to be arranged with the owner Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.

 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.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. 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:** 3 nights during low season. All other durations on request.

- **Heating costs included?:** Not included in the rental price, extra cost according to consumption, to be paid locally.

- **Pool heating charge?:** Not included in the rental price, extra cost according to consumption, to be paid locally.

- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per adult per night - please enquire if exact amount is required).

- **Internet access?:** Wi-Fi internet access included.

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

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