

# Masseria Piana

Region: Puglia    Sleeps: 8

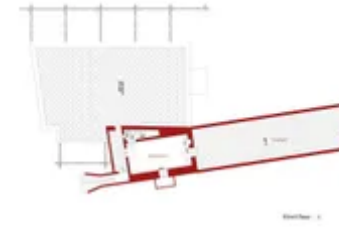
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## Overview

The ultra-luxurious Masseria Piano sits in the serene countryside, near to the holiday hotspot of Ostuni, on the south coast of Italy. This immaculate two-storey, detached, stone villa offers a fabulous escape for those seeking peace and tranquillity. The one hundred and fifty square-metre property is set in extensive fenced-in grounds, which boast beautifully manicured lawns and gardens, populated with ancient olive trees dating back 2000 years.

On the ground floor, a welcoming entrance hall with a fireplace leads to an open-plan living space that seamlessly connects to the pool terrace. The L-shaped sofa and wooden coffee tables create a cosy seating area around the open fireplace. The domed dining room has a round eight-seater table, ideal for some splendid indoor entertaining. The fully equipped kitchen includes modern amenities such as a double oven, induction hob, microwave, SMEG fridge freezer, dishwasher, and that must-have Nespresso coffee machine. For added relaxation, a guest room is dedicated to massages and features a sofa and a smart TV.

The exquisitely-appointed bedroom quarters on the ground floor comprises a master bedroom with a double bed, walk-in wardrobe, and ensuite bathroom with a shower, dual hand basin, bidet, and WC. Two additional bedrooms with double beds, safes, and desks each have ensuite shower rooms and direct access to the garden. A second sitting room with a sofa and fireplace complements the bedroom area. Take the external staircase to the first floor, guests will find a further bedroom, with a double bed, desk, and ensuite shower room. Two furnished terraces offer breathtaking countryside views.



The villa's basement houses a preserved old mill, perfect for hosting events such as intimate dinners, wine, and olive tastings.

Outside, the private saltwater step-entry swimming pool beckons, surrounded by deep-cushioned sun loungers, parasols, and a wicker sofa. A spacious pergola covered terrace is home to two wicker sofas, soft seating armchairs, a coffee table, perfect for meeting for morning coffee and sun downer cocktails. The summer kitchen, TURBO BBQ, and an eight seater dining set are made for alfresco suppers under the twinkling stars.

Modern facilities include complimentary air conditioning and Wi-Fi, electricity, private parking, mosquito nets, mid-week and weekly cleaning, baby amenities, and the option for a private chef, cooking lessons, and airport transfers by arrangement.

## Facilities

Air-Con • Wi-Fi/Internet • Washing Machine • Villa • Coffee Machine • Hairdryer • Seafront • Private Pool • Heated Pool • Microwave • Safety Deposit Box • All Bedrooms En-Suite • Satellite TV • Heating • High Chair(s) • Fenced Grounds • Parking Space

# Interior & Grounds

## *Lower Ground Floor*

- preserved old mill – suitable for events including intimate dinners, wine, and olive tastings

## *Ground Floor*

- Entrance hall with fireplace and guest cloakroom
- Open plan living space, with access to the pool terrace
- Seating area with L-shaped sofa, wooden coffee tables, fireplace
- Arched roof dining room with round 8str table
- Fully equipped kitchen with double oven, induction hob, microwave, SMEG fridge freezer, dishwasher, Nespresso coffee machine, 4str dining set
- Guest room for massages, sofa, smart TV
- Master bedroom with double bed, walk-in wardrobe, desks, safe, access to garden, ensuite bathrooms with shower, dual hand basin, bidet, WC
- 2 x bedrooms with double beds, safe, desk, ensuite shower room with double hand basin, bidet, WC, access to garden
- Second sitting room with sofa, fireplace

## *First Floor*

- External staircase to bedroom with double bed, desk, ensuite shower room with hand basin, bidet, WC
- 2 x Countryside view furnished terraces

## *Exterior Grounds*

- Fenced in 1000m2 grounds and gardens, manicured lawns, and ancient olive trees
- Private saltwater 15 x 5 x 2.10m heated, step entry, swimming pool with automatic cover
- Deep cushioned wicker sun loungers x 8
- Parasols
- Wicker sofa
- Outdoor shower
- 40m2 pergola covered terrace, 2 x wicker sofas, 2 x soft seating armchairs, coffee table, round dining set x 8
- Summer kitchen
- TURBO BBQ
- Sonos wireless speakers

## **Additional Facilities**

- Air conditioning
- Wi-Fi
- Private parking
- Mosquito nets





# Location & Local Information

The simply stunning Masseria Piana can be found sitting in the heart of the countryside, near to the lively resort town of Ostuni, on the south coast of Italy. The nearest international airport is Brindisi, a scenic thirty two kilometre drive to your holiday home. The charming town of Ostuni is only a few kilometres away, with its historic centre, narrow streets, with whitewashed buildings, and impressive Romanesque cathedral.

The nearest and best beaches are within walking distance at only three kilometres away. Enjoy a day on the Apulian coast at the unspoilt beaches of Costa Merlata, and Torre Pozzell. Go back to school to learn to surf and sail, and try your hand a stand-up paddle boarding and kitesurfing. Saddle up your pony at the local riding school, tee off at the San Domenico Golf Course, and anyone for tennis at the nearby club.

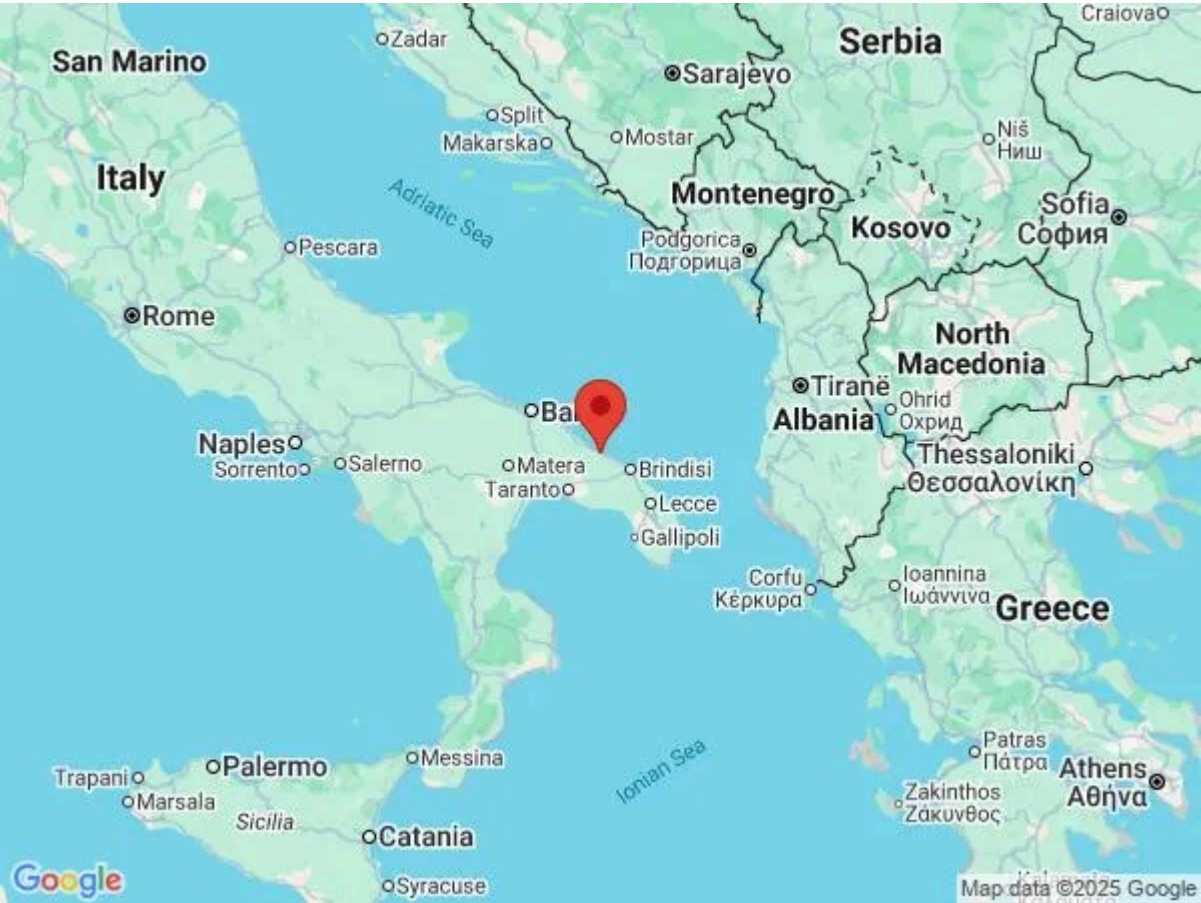
Keep fit with a cycle through the countryside, or hike a local trail through olive groves and historic sites. Take a tour of the many wineries, and sample a glass of Puglia's famous Primitivo.

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 (50 km)
Nearest Village	Costa Merlata (4 km)
Nearest Town/City	Ostuni (7 km)



Nearest Restaurant	<b>Osteria Del Tempo Perso</b> (7 km)
Nearest Supermarket	<b>Minimarket Costa Merlata</b> (4 km)
Nearest Beach	<b>Cala di Luna Giuliana</b> (4 km)
Nearest Golf	<b>San Domenico Golf</b> (26 km)

## What we love

- We love everything about Masseria Piana, especially the grounds and gardens in which it sits, and the gnarled two thousand year olive trees.
- We love sitting under a shady pergola on sumptuous soft seating sipping coffee and chatting, or meeting as dusk falls for sundowner cocktails.
- We love the exquisite interiors of Masseria Piana, from the cosy sitting rooms with open hearth fires to the beautifully dressed bedrooms.
- The saltwater heated swimming pool at Masseria Piana is fabulous, an oval shaped step entry and long enough for some proper lengths, and lazy days.

## What you should know...

- Masseria Piana is set in the heart of the countryside, with only sweeping views in the vicinity, we highly recommend hiring a car for the duration of your stay.
- The pool can be heated by request and at a charge, there is also an automatic cover in case of bad weather.
- A private chef and cooking classes can be arranged, subject to charge, but what a treat.
- 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: IT074012B400040301

- **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:<br> Extra Cleaning (on request): 25.00€ per hour, minimum 50.00€ per hour<br> Cook (on request): to be arranged with the owner<br> High chair (on request): 150.00€<br> Babycot (on request): 150.00€<br> 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.<br> <br> 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 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 & 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 beginning from end of 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.