

# Masseria Paolo

Region: Puglia Sleeps: 24

## Overview

Discover Masseria Paolo, a sprawling countryside estate on the sun-kissed south coast of Italy, just a stone's throw away from the charming town of Ostuni. This grand property comprises three distinct stone-built retreats, offering a total of twelve spacious double bedrooms and sixteen bathrooms. Set amidst expansive grounds, the estate boasts three inviting swimming pools and a relaxing Jacuzzi, creating an idyllic escape for up to twenty four guests. The property would be ideal for hosting a special celebration or intimate wedding.

Villa 1, the main house, stands as the heart of Masseria Paolo. Its two-storey, 340m<sup>2</sup> structure accommodates eight double bedrooms and ten bathrooms. On the ground floor, a welcoming entrance hall leads to a bar area and lounge, complete with entertainment. The upper floor has a large living space, with a well-equipped open-plan kitchen and a balcony offering scenic views. The rooftop terrace boasts a private heated pool, sun loungers, and a pergola-covered seating area.

Situated seventy five meters from the main house, the Trullo presents a unique dwelling with a seating area, a small kitchen, a bedroom, and an ensuite bathroom. The entire property is enclosed by a fence, monitored by surveillance cameras, ensuring privacy and security. The manicured lawns include a children's playground and a private swimming pool.

Villa 2 is a detached two-storey villa, providing a peaceful retreat for six guests. The ground floor features a spacious entrance, an open-plan kitchen, and two bedrooms with ensuite bathrooms. The lower floor houses an additional bedroom with its own ensuite bathroom. The fenced-in grounds include a private heated pool, lawned gardens, and a small beach.

Villa 3 is a charming one-storey countryside villa, caters to a couple or a small family. The open-plan living space includes a fully equipped kitchen and a sofa bed. The ensuite bedroom boasts a king-size bed, and the exterior offers a Mediterranean garden, a hydromassage Jacuzzi, and a patio with picturesque countryside views.

Masseria Paolo ensures a comfortable stay with facilities such as air conditioning, Wi-Fi, private parking, mosquito nets, and baby amenities. Immerse yourself in the beauty and tranquility of Masseria Paolo, an ideal retreat for an unforgettable Italian getaway.

## Facilities

Weddings • Villa • Watersports • Private Pool • Wine Tasting • Boat Trips  
• Cycling • Air-Con • Historical Sites • Chef/Cook Available • Maid Service Available • Ideal for Teens • Heated Pool • Dry Hire Option •



Marquee Hire Permitted • Outdoor Ceremony • Ground Floor Bed & Bath • Flexible Catering Options • <1hr to Airport • Parking Space • Allow Ceremonial Fire • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Indoor Reception Available • Outstanding Landscapes • Nearby Church/Chapel • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Table Tennis • Indoor Games • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Satellite TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Pre-Stocked Fridge Available • Cooking Classes Available • Transfers Available • Breakfast Available • Xbox/Playstation/Wii • Swings • Slide • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Villa 1 (sleeps 14 guests)

### Ground Floor

- Entrance hall with two sofas
- Bar area for making coffee or drinks
- Lounge
- 3 x Bedrooms with king size beds, ensuite shower rooms, stone hand basins, WCs and patio doors to courtyard
- Bedroom with private entrance, access to patio, king size bed, ensuite shower room with stone hand basin, bidet and WC
- Guest WC

### First Floor

- Seating area with access to balcony, sofas, open fireplace, TV and dining table
- Open plan kitchen with American style fridge freezer, 2 x electric ovens, gas hob, dishwasher and coffee maker
- Balcony with covered pergola with canopy, dining table and barbecue
- 3 x bedrooms with king size beds, ensuite shower rooms with stone hand basins and WCs, access to verandas, and children's play area
- Cook's herb garden
- Staff WC

### Top Floor

- Terrace with a private heated swimming pool, sun loungers and pergola

## Trullo (sleeps 2 guests)

- Seating area,
- Kitchen with an electric hob, fridge and coffee machine
- Bedroom with a double bed and ensuite bathroom

### Exterior Grounds

- Private swimming pool (11 x 4 x 0.3-1.5m)
- Children's playground with swings, slide, table tennis and climbing frame
- Sun loungers
- Tables
- Parasols

## Villa 2 (sleeps 6 guests)

### Lower Ground Floor

- Bedroom (accessed via an external staircase) with king size bed and ensuite bathroom with shower, hand basin, bidet and WC

### Ground Floor

- Seating area with sofa and TV
- Open plan kitchen with oven, hob, microwave, dishwasher, fridge/freezer and coffee maker
- 2 x bedrooms with double beds and ensuite bathrooms with showers, hand basins, bidets and WCs

### Exterior Grounds

- Private heated swimming pool (11 x 4 x 1.5m)
- Fenced-in grounds and lawned gardens, with fruit trees and organic



- vegetable garden
- Sun loungers
- Parasols
- Small beach
- Table tennis set
- Outdoor dining set
- Barbecue

### **Villa 3**

#### *Ground Floor*

- 28m<sup>2</sup> open plan studio style living space, with sofa/sofa bed for 2, TV and fireplace
- Fully equipped modern kitchen with fridge freezer, hob, coffee maker
- Bedroom: thru archway to a king size bed, TV and ensuite bathroom with walk-in shower, bidet and WC

#### *Exterior Grounds*

- 2000m<sup>2</sup> Mediterranean garden
- Veranda with countryside views
- Hydromassage Jacuzzi (3.1 x 2.5m)
- Sun loungers
- Patio table and chairs
- Barbecue
- Parking

#### **Facilities**

- Air conditioning
- Wi-Fi
- TV
- Iron
- Hairdryer
- Washing machine and dryer
- Fireplace
- Safe

# Location & Local Information

Masseria Paolo is hidden in the heart of the idyllic Puglian countryside, near to the sparkling white 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. The nearby village is a short drive away for supplies and family run restaurants and bars. The charming town of Ostuni is only a few kilometres away, with its historic centre, narrow streets, with whitewashed buildings, and impressive Romanesque cathedral.

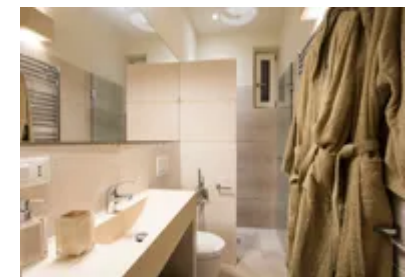
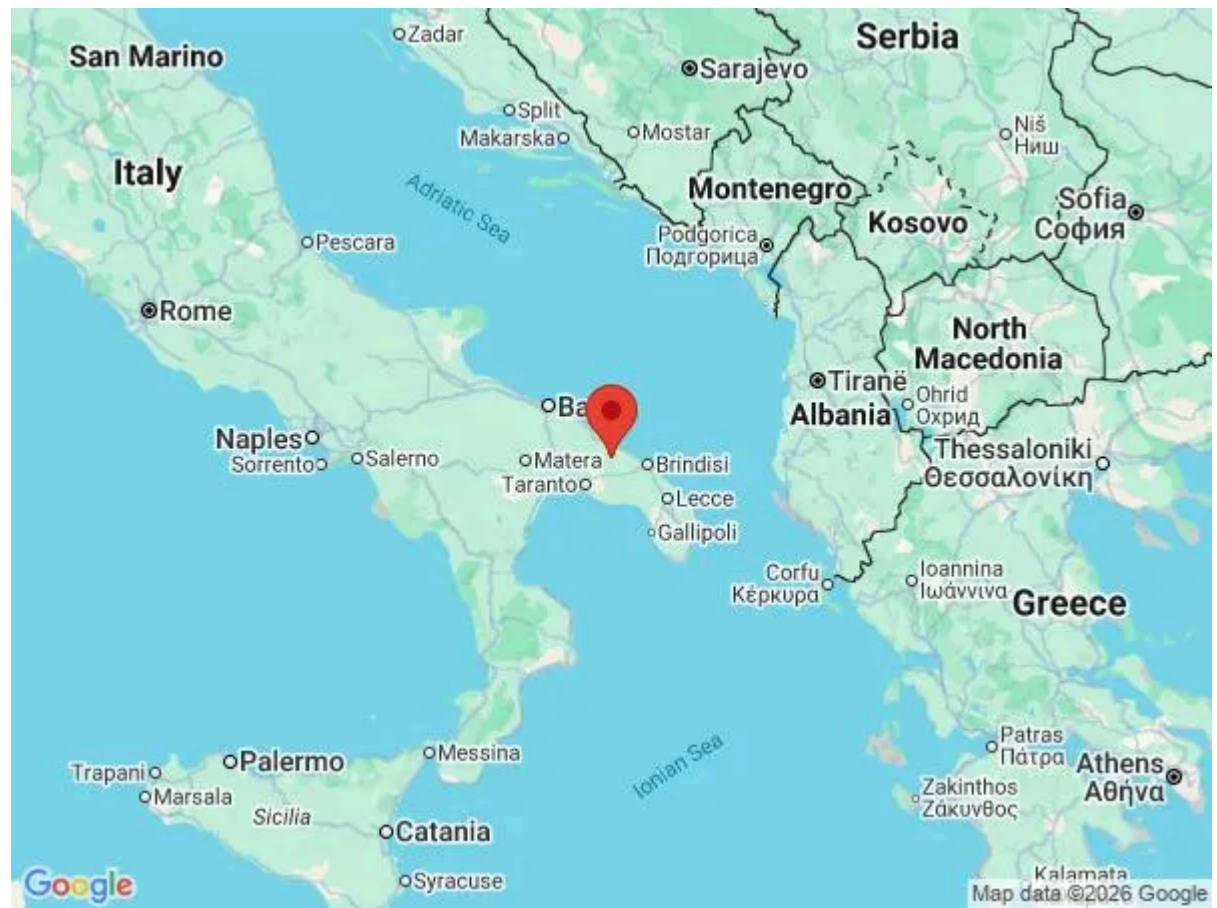
The nearest and best beaches are a twenty minute drive to the protected marine area of Torre Guaceto, with dunes and crystal clear waters that are great for swimming; Pione, with golden sands, and organised clubs; and Rosa Marina, the longest stretch of beach in the area, with public and private sections. 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 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	<b>Brindisi Airport</b> (43km)
Nearest Airport 2	<b>Bari International Airport</b> (106km)
Nearest Bar/Pub	<b>Ostuni</b> (5km)
Nearest Beach	<b>Mangiamuso Beach</b> (15km)
Nearest City	<b>Brindisi</b> (40km)
Nearest Golf	<b>San Domenico Golf Course</b> (33km)
Nearest Restaurant	<b>Ostuni</b> (7km)
Nearest Supermarket	<b>Ostuni</b> (6km)



Nearest Town	<b>Ostuni (5km)</b>
Nearest Train Station	<b>Ostuni (10km)</b>
Nearest Village	<b>Traghetto (3km)</b>

## What we love

- The grounds and gardens are simply superb at Masseria Paola, populated with lush green lawns, ancient olive groves, scented fruit trees, organic vegetable patches, and scenic views.
- The interior décor in all three properties is contemporary and cool, using a sophisticated colour palette of natural earth tones, handcrafted furniture, and stylish artefacts.
- You are spoilt for choice with which pool to swim in, including a hydrotherapy Jacuzzi, long ones for lengths, and rooftop midnight dips.

## What you should know...

- There are three fabulous pools at Masseria Paolo, all of which can be heated, subject to charge.
- There are lots of steps in the main house, which may be hard to manage for those with disability issues.
- We highly recommend hiring a car for the duration of your stay.
- The property can be rented for special occasions, including weddings.
- Each property can be rented individually.
- The villa is not fenced but bordered by a dry stone wall.

# Terms & Conditions

- **Security deposit:** The rental price includes compulsory insurance to cover damage to the property up to €5,000.
- **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:** 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:** 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.
- **Other 2:** Check-in outside the time specified may be subject to an extra cost. Please enquire for more details.
- **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 of May 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 on request only and subject to prior arrangement with the owner and additional charges.