

# Masseria Zia Cocca

Region: Puglia Sleeps: 10

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## Overview

Well-situated in the heart of picturesque Puglia, amidst ancient olive groves and pleasant plains, the 5-bedroom Masseria Zia Cocca is a trulli treasure accommodating up to 10 guests. Initially inhabited by nuns as a convent from 1450, this sacred place now is a serene retreat of vaulted stone ceilings, traditional architecture, and modern luxury.

Upon entering the villa, guests are greeted by a concierge in the lovingly transformed reception area. As a sacred space, the chapel is a great place to go to meditate, pray, or put yourself at ease.

The next stop is the charming open-plan kitchen and dining room, which, like the villa, embraces the original masonry of the material. The exposed brickwork, domed ceiling, stone fireplace, and large, rustic dining table ensure a warm and airy ambience in this home hub.

The kitchen is fully equipped with a range of modern appliances, from a farmhouse sink to a professional-grade juicer and ample counter space. Whether you're tossing together a Mediterranean Salad or preparing a holiday feast for family and friends, culinary enthusiasts will find everything they need and more.

Masseria Zia Cocca's five bedrooms are a haven of calm and comfort, boasting king-sized beds, ensuite bathrooms with walk-in showers, and even their own personal dining areas so that a casual breakfast or romantic dinner for two is a pleasantly private affair.

The charm of Masseria Zia Cocca extends out of doors, where guests can take what they need from the botanic garden and dine al fresco in the cosy courtyard. Beyond the chapel and surrounded by olive trees is the stunning swimming pool and bar, a true oasis where time stands still.

With its holy heritage and charming ambience, Masseria Zia Cocca is a homely hybrid of tradition and modernity. This unique blend invites guests into an authentic Puglian experience that will prove as enjoyable as it will be unforgettable.

## Facilities

Horse Riding • Private Pool • Wine Tasting • Recommended • Ideal for Kids • Walking/Hiking Paths • Air-Con • Historical Sites • Tennis Nearby • Cycling • Boat Trips • Villa • Maid Service Available • Ideal for Teens • Quirky (Unique) • Has Discount • Cots (Cribs) • Special Offer • Chef/Cook Available • Chapel on Site • Heated Pool • Pets on Request • All Bedrooms En-Suite • Beach Nearby • Ground Floor Bed & Bath • Flexible Catering Options • <1hr to Airport • Parking Space • Wi-Fi/Internet • Allow



Fireworks • Indoor Reception Available • Outstanding Landscapes •  
Nearby Church/Chapel • Coffee Machine • Outdoor Pursuit & Activities •  
Tourist Towns & Villages • Bicycles Provided • Dishwasher • Microwave •  
Safety Deposit Box • Smart TV • Wine Cellar • Animal farm • Working  
Fireplace/Woodburner • Kid-friendly excursions • Water excursions/Boat  
trips • Pre-Stocked Fridge Available • Transfers Available • On-Site  
Concierge • Ideal for Babies & Toddlers • High Chair(s)

# Interior & Grounds

## Villa Interiors

- Open plan kitchen and dining room (fridge, stove, oven, microwave, coffee machine, kettle, toaster, dining table etc.)
- Bedroom with double bed and ensuite bathroom with walk-in shower and bathtub
- Bedroom with double bed and ensuite bathroom with walk-in shower
- Bedroom with double bed and ensuite bathroom with walk-in shower
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## Outside Grounds

- Private swimming pool (5m x 9m, max depth: 1.4m) heated on request
- Outdoor shower
- Sun loungers
- Terrace
- Terrace furniture
- Al fresco dining setting
- Pool bar
- Barbecue
- Botanic Garden
- Chapel
- Parking
- Outdoor kitchen
- Pizza oven

## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Smart TV
- Iron and board



# Location & Local Information

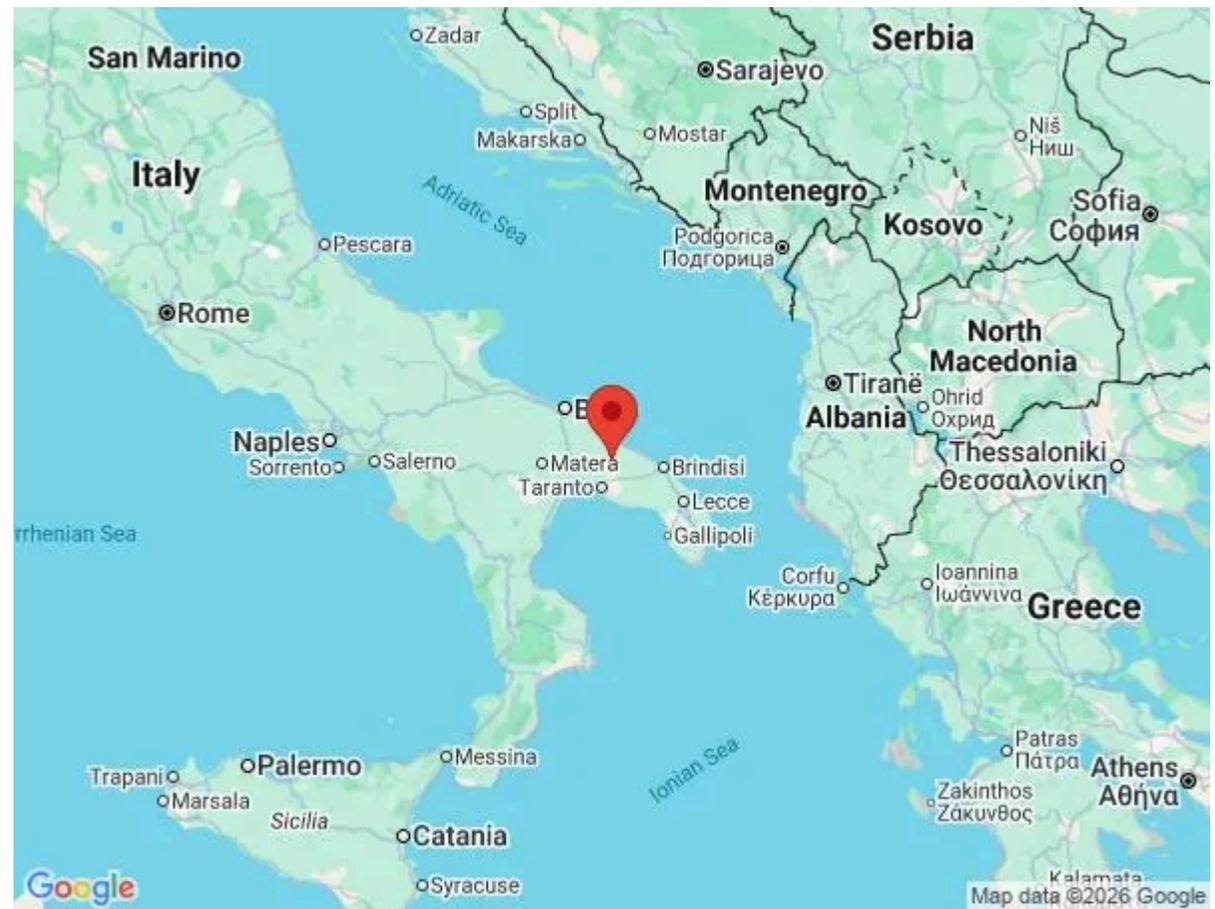
Serenely located in a beautiful piece of Puglia, Masseria Zia Cocca is far from remote. With the nearest supermarket and shops a short drive away, the villa is conveniently close to some of the region's best attractions and activities.

The town of Martina Franca (a 9-minute drive) is one of the prettiest in all of Puglia; prepare yourself for whitewashed buildings with forest-green shutters and stunning Baroque architecture. The town is brimming with beautiful piazzas, but perhaps the most famous is the Piazza Maria Immacolata, thanks to its framing of semi-circular facades and coolly-shaded colonnades populated by cafes and restaurants. Locorotondo (15-minute drive).

The utterly photographic Polignano a Mare (47-minute drive) is a great place to explore if you fancy a day trip to the sea. Boasting some of Puglia's most famous beaches, this is the kind of destination that attracts a crowd, but there are plenty of places to explore in the city and along the limestone cliffs of its coastline. Begin by walking along the Lungomare, or jump on one of the 2-hour city tours to come to grips and eye off the cafes, bars, and restaurants you want to return to.

The coastal city of Taranto (45-minute drive) on the other side of Puglia is another excellent option for a day trip to the sea. Walk the city walls, see the Aragonese castle, visit the Archaeological Museum, and marvel at the Romanesque cathedral before enjoying freshly caught seafood by the shore.

And lastly, Alberobello, a UNESCO World Heritage Site of Alberobello (a 25-minute drive), is known for its unique *trulli* houses. Of course, these houses won't seem as unique to guests of Masseria Zia Cocca, who enjoy a truly immersive experience of *trulli* living at home.



## Local Amenities

Nearest Airport	<b>Brindisi Airport</b> (57km)
Nearest Airport 2	<b>Bari Airport</b> (94km)
Nearest Beach	<b>Torre Beach Pozzelle</b> (30km)
Nearest City	<b>Locorotondo</b> (10km)
Nearest Golf	<b>(30km)</b>
Nearest Restaurant	<b>Martina Franca</b> (5km)
Nearest Tennis	<b>(21km)</b>



Nearest Town	<b>Martina Franca (5km)</b>
Nearest Town/City	<b>Ostuni (19km)</b>
Nearest Supermarket	<b>Martina Franca (5km)</b>

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## What we love

- Masseria Zia Cocca is a truly immersive piece of Puglia. This converted convent in the traditional trulli style ensures your vacation will prove a sacred, serene, and sensory experience
- The mix of open, private, and al fresco dining spaces means guests can cater to their desires, coming together for communal meals or stepping away for romance or privacy
- The villa's outdoor spaces, particularly the swimming pool and bar, ensure this is a vacation where an indoor-outdoor lifestyle is easily enjoyed

## What you should know...

- Please note the swimming pool is unfenced so be aware of children at play.
- Due to the countryside setting, we recommend a car to explore the region.

# Terms & Conditions

- **Security deposit:** €3000 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:** 4.00 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?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges. Please note the swimming pool is unfenced so be aware of children at play. A cot and highchair are available on request. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday. All other changeover days on request.
- **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?:** Outside only.
- **Minimum stay:** 5 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Pool heating charge?:** Extra €1000 per week, payable locally. Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
- **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.
- **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.