

# Palazzo Nobilis

Region: Puglia    Sleeps: 18

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## Overview

Beyond the historic streets of Cannole lies the gracious presence of Palazzo Nobilis. As you step through its wrought-iron gate, you are greeted by the soft rustle of citrus trees dancing in the breeze, and the gentle gleam of a private garden pool shimmering in the midday sunshine. The historic façade whispers of centuries past, yet inside you discover a home reborn, where classical proportions meet contemporary comforts.

This beautifully restored Palazzo extends across three floors, each one thoughtfully designed and individually curated for comfort and style. The ground-floor features a restful lounge, contemporary kitchen-diner and a garden suite with a king-size double bed. The mezzanine level offers a superb family friendly arrangement of inter connected rooms - a quad, king-size double and a cosy cinema room with huge screen, 4K projector and gaming corner with a PlayStation 5.

The grand first floor, with its balcony gazing out across the spacious gardens, presents a superb layout across two distinct wings. In one, a two-bedroom suite includes a private bathroom and dedicated office space, ideal for quiet retreat or remote working. Opposite, a beautifully arranged apartment-style wing features two further bedrooms, two bathrooms and a spacious lounge with an inviting kitchen-diner, perfect for relaxed gatherings, light snacks and drinks.

Bridging the past and present, original architecture coexists throughout the house with custom furnishings, striking artwork and subtle modernity. Welcome contemporary touches include air-conditioning, Nespresso machines in every room, high-bed beds alongside carefully selected Italian bath products.

At the very end of the garden, discover a rather romantic garden annexe with its own lounge, queen-size double bed and pretty patio with a delightful little pool, just right for cooling down. This of course complements the main 20m swimming pool with its stylish decked terrace and sun loungers surrounded by the idyllic sight of mandarin, lemon and bergamot trees.

Situated in the heart of the Salento peninsula and just a short drive from the Adriatic coast, this residence offers more than just a stylish base. From the village centre of Cannole, you are within easy reach of the sparkling blue sea around Otranto, as well as the Baroque wonders of Lecce. You may find yourself browsing the village in the morning before heading out to the coastline to swim in crystalline waters, then pausing for sunset and aperitivo back at the palazzo's garden terrace.

Whether celebrating a milestone or simply reconnecting with loved ones, Palazzo Nobilis blends heritage and luxury, promising a refined getaway where every detail is crafted to delight.



## Facilities

Weddings • Boat Trips • Cycling • Historical Sites • Walking/Hiking Paths  
• Walk to Village • Romantic • Ideal for Kids • Air-Con • Private Pool •  
Wine Tasting • Chef/Cook Available • Ideal for Teens • Maid Service  
Available • Pets on Request • Beach Nearby • Instagrammable • Ground  
Floor Bed & Bath • Heritage Collection • Parking Space • Walk to  
Restaurant • Wi-Fi/Internet • BBQ • Washing Machine • Outstanding  
Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities •  
Tourist Towns & Villages • Laptop Friendly Workspace • Tumble Dryer •  
Dishwasher • Microwave • Smart TV • Home Cinema • Heating •  
Transfers Available • Breakfast Available • Board games •  
Xbox/Playstation/Wii • Bathroom Toiletries

# Interior & Grounds

## Palazzo Interiors (570m2)

### Ground Floor (220m2)

- Main entrance
- Living room
- Small office area
- Smart kitchen, fully-equipped with double induction hob, double dishwashers, oven, kettle, toaster, microwave, Nespresso machine and dining table
- Service bathroom and adaptable small single bedroom (on request)
- Garden suite (via independent garden entrance) with king-size double bed (180x200cm), mini-bar, kettle, private dressing area and bathroom

### Mezzanine Floor (100m2)

- Bedroom with four single beds
- Adjoining bedroom with king-size double bed (180x200cm)
- Cinema/gaming room (accessed via bedrooms) with 100" full-screen display, 4K projector and separate PS5 console
- 2 x bathrooms

### First Floor (210m2, both wings have access to the balcony/terrace with views)

#### Wing I

- 2-bedroom suite (90m2) with king-size double bed (180x200cm) and adjoining bedroom with French bed (140x180cm)
- Private bathroom with shower
- Office space

#### Wing II (2-bedroom apartment-style accommodation)

- Living-dining area with sofa-bed and kitchen
- Bedroom with king-size double bed (180x200cm) and bathroom with bath and shower.
- Bedroom with king-size double bed (180x200cm, can be split as twin) and bathroom with shower

## Independent Garden Annexe

- Lounge area with kitchenette (sink and microwave), table and small sofa. Door opens to small outdoor pool and lounge area
- Bedroom with queen-size double bed (160x200cm) and door opening to terrace with small table and the barbecue corner
- Bathroom with shower

## Outside Grounds (4500m2)

- Swimming pool (20x4m, depth: 1.3) open approximately May to end-October
- Decked poolside terrace
- Sun loungers (x13), deck chairs (x2) and parasols (7)
- Outdoor lounge with sofas
- Barbecue corner (near garden annexe)



- Garden with fruit trees and Mediterranean plants
- Relaxation/reading room with sofa and vaulted ceiling

#### **Other Facilities**

- Nespresso machines (all bedrooms)
- Washing machine and dryer (on request only)
- Ironing facilities (on request only)
- Air-conditioning (VRV system)

# Location & Local Information

Located in the traditional village of Cannole, Palazzo Nobilis offers a refined retreat in the heart of Salento, southern Puglia.

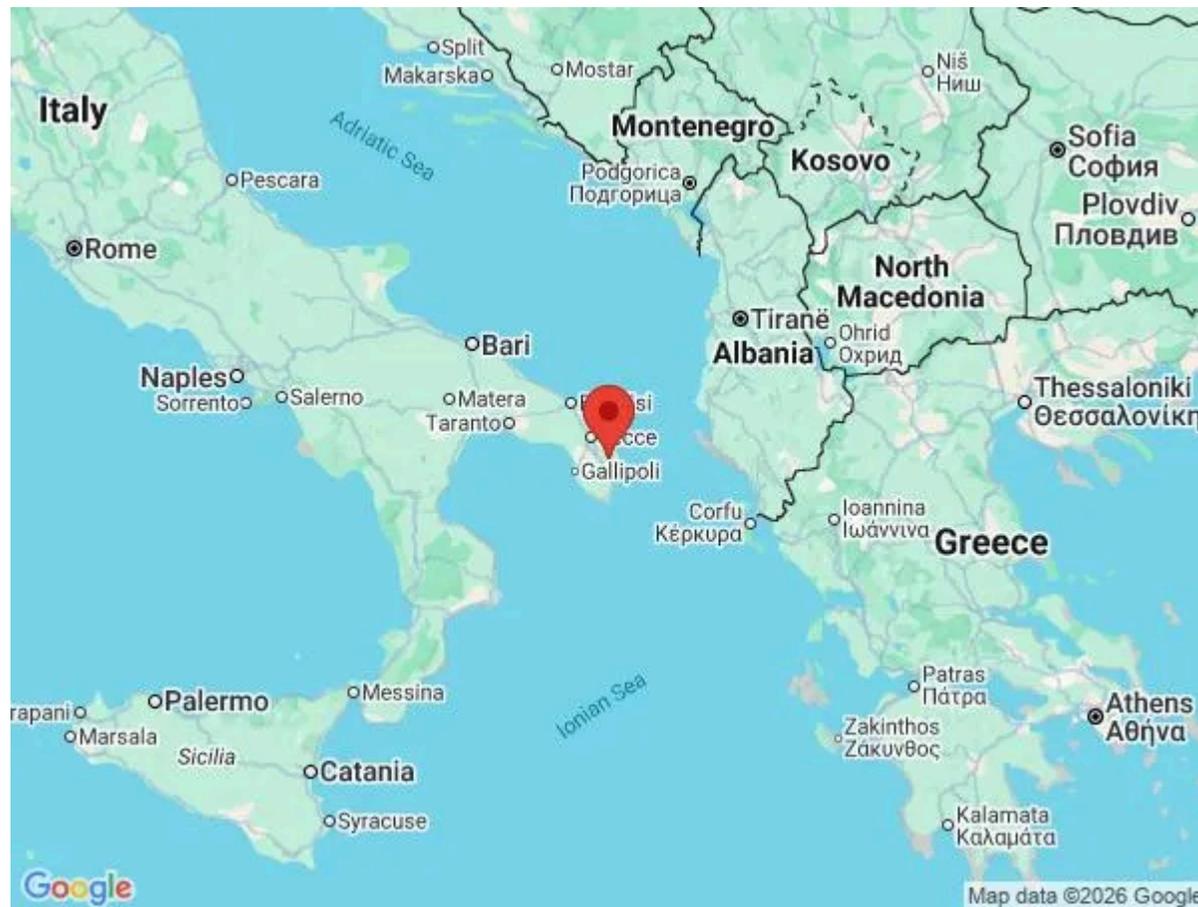
This beautifully preserved corner of Italy is steeped in ancient history, with Cannole itself exuding a charming atmosphere of cobbled lanes, old houses and a handful of useful amenities including a bakery, restaurants and supermarket. It's around a 250m stroll to the main square with its pretty church and 15th century castello. Here guests can enjoy the authentic rhythm of village life while remaining perfectly positioned to explore the diverse treasures of the Salento peninsula.

Just a short drive away lies the enchanting coastal town of Otranto (14.5km), where a walk through the historic centre reveals a stunning 11th-century cathedral, atmospheric alleyways and seafront views that have inspired poets for centuries. Beyond the town, the coastline unfurls in a series of glorious sandy beaches and turquoise rocky coves, with some of Puglia's most beautiful stretches just moments from the town centre. Backed by pine trees, Baia dei Turchi (14km) is especially idyllic, whilst other coves such as Baia Murrune (15km) can only be accessed by sea.

For a dose of culture, the Baroque splendour of Lecce (36km) is easily reached, offering opulent architecture and a vibrant food scene set against a backdrop of golden stone. Meanwhile, the picturesque villages of southern Puglia such as Ruffano (27km), Specchia (30km) and Presicce (36km) offer a slower pace and an authentic glimpse into Salento's rural heritage.

To the west, the Ionian coast invites exploration. Gallipoli (58km), a fortified town on a tiny island, is known for its crystalline waters, baroque churches and lively atmosphere. Slightly further north, Spiaggia di Porto Cesareo (58km) sits within a protected marine reserve, renowned for its shallow turquoise waters and rich marine life.

With its privileged location in the cultural heart of Salento, Palazzo Nobilis serves as an elegant base from which to uncover the stories, landscapes and flavours of southern Puglia with its beaches, historic towns and pretty villages.



## Local Amenities

Nearest Airport	<b>Brindisi Airport</b> (82km)
Nearest Airport 2	<b>Bari International Airport</b> (206km)
Nearest Beach	<b>Baia dei Turchi</b> (14km)
Nearest Golf	<b>Acaya Golf Club</b> (26km)



Nearest Restaurant	<b>Cannole (Within 250m)</b>
Nearest Supermarket	<b>Cannole (300m)</b>
Nearest Town	<b>Otranto (14.5km)</b>
Nearest Train Station	<b>Maglie (8.5km)</b>
Nearest Village	<b>Cannole (0km)</b>

## What we love

- Step into a restored *palazzo* where historic charm meets elegant modern design across beautiful air-conditioned interiors
- Cool off in the stunning 20m pool, surrounded by citrus trees and stylish loungers
- Enjoy luxurious touches throughout, from Nespresso machines in every room to high-end Italian bath products and custom furnishings
- Perfect for multigenerational stays, with separate living spaces and bedrooms across various wings (including a romantic garden annexe with its own tiny pool)
- Teens will love the mezzanine-level cinema room with 4K projector, PS5 gaming corner and interconnecting bedrooms
- In the heart of a charming village, stroll to restaurants and the grand square with its pretty church and 15th century *castello*
- Discover Salento's treasures – explore Lecce's baroque beauty and swim in Otranto's turquoise waters

## What you should know...

- This beautiful residence sleeps 18-20 guests across the main *palazzo* and an independent cottage at the end of the garden. Some rooms are interconnecting and in different wings – please check the "Layout" tab carefully.
- A car is needed to be able to fully explore this wonderful region (please note the Palazzo does not have car parking).
- Double sofa bed available on request.

# Terms & Conditions

- **Security deposit:** No security deposit is required for this villa. Please be aware that guests are still required to leave the accommodation clean, tidy and in the same condition as on their arrival.
- **Arrival time:** 16:00 - 19:00
- **Departure time:** 12:00
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** On request only and with prior agreement with the owner. If accepted, a pet supplement of €15 per pet per day will apply (payable locally).
- **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.<br> Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager.<br> Please note home security devices may be installed at the villa, please enquire for further information.<br>
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes and mid-week cleaning also included. 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?:** Not allowed.
- **Minimum stay:** 2-3 nights, depending on the season.
- **Tax:** Italian Visitors Tax payable locally in cash (typically costs €1-€10 per person per night - please enquire if exact amount is required).
- **Internet access?:** Wi-Fi internet access included.
- **Pool towels included?:** Yes.
- **Pool opening dates?:** The pool is open approximately March 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.