

# Villa Ciottolo

Region: Puglia Sleeps: 18

## Overview

Originally a Masseria, a fortified farmhouse typical of the Puglia region, Villa Ciottolo has been immaculately transformed into a resort-style holiday retreat. It was once a luxury boutique hotel and now offers guests the combination of the privacy of a villa holiday while also still offering hotel-like services should the guests so choose to use them.

Surrounded by olive groves and gardens in a secluded area just outside the culinary town of Ceglie Messapica, the villa offers complete privacy for a group of up to eighteen.

Six bedrooms with en suite bathrooms are distributed throughout the main building, adjacent *trullo* built with authentic stones and poolside farmhouse conversion annexe.

Ample sunlight will surely draw guests to the expansive sunbathing area with plush sofas and a large pool. It's a great spot for alfresco dining too. There is no better way to end the day than with a quiet drink on the terrace while admiring the impressive and captivating panoramic views. The garden portico is perfect for relaxing to the soothing sounds of chirping birds, and when you want to explore, enjoy complimentary bikes.

Known as Italy's "sunny heel," Puglia boasts the longest coastline in mainland Italy. Stunning beaches and turquoise waters of the Apulia seas are within short driving distance, and the famous white washed trulli of Alberobello are within a 20-minute drive too.



## Facilities

Weddings • Eco Friendly (Sustainable) • Historical Sites • Private Pool • Recommended • Air-Con • Maid Service Available • Quirky (Unique) • Chef/Cook Available • Pets on Request • All Bedrooms En-Suite • Instagrammable • Ground Floor Bed & Bath • <1hr to Airport • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Satellite TV • Heating • Cooking Classes Available • Transfers Available • Babysitting Available • On-Site Concierge • Supports the local community (locally owned) • Supports the local community (promotes local businesses) • Committed to Renewable and Green Energy • Protects and conserves local Heritage

# Interior & Grounds

## Villa Interior

### Ground Floor

- Reading room
- Spacious living area
- Television room
- Rustic kitchen and dining room
- Two bedrooms each with a double bed, sofa bed and private bathroom (accessed internally and externally from the garden)

### First Floor

- Two bedrooms each with double beds, a sofa bed, private bathroom and a balcony

## Trullo (independent access)

- Living area
- Fireplace
- Bathroom with bath with hot tub feature
- Master bedroom with double bed and sofa bed

## Poolside Barn Annexe

- Bedroom with double bed, sofa bed and en-suite bathroom with shower

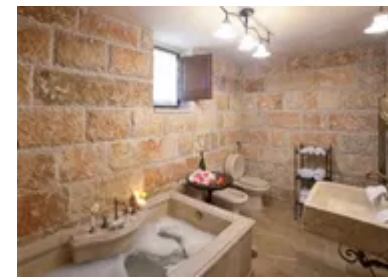
## Outside Grounds

- Heart-shaped, private pool (15m x 15m)
- Terrace with sun loungers, parasols and sofas
- Large garden filled with olive and pomegranate trees
- Barbecue (on request)

## Facilities

- Wi-Fi
- Air-conditioning
- Heating
- Satellite TV
- iPod dock
- Minibar in each bedroom
- Mosquito net in each bedroom
- Telephone in each bedroom
- Hairdryer

## Extra Sustainability Gems of this Property



The owners of this property produce their own biological olive oil and have a certified organic farm. They also produce warm water with solar energy, and produce 100% of their electrical energy with green renewable sources.

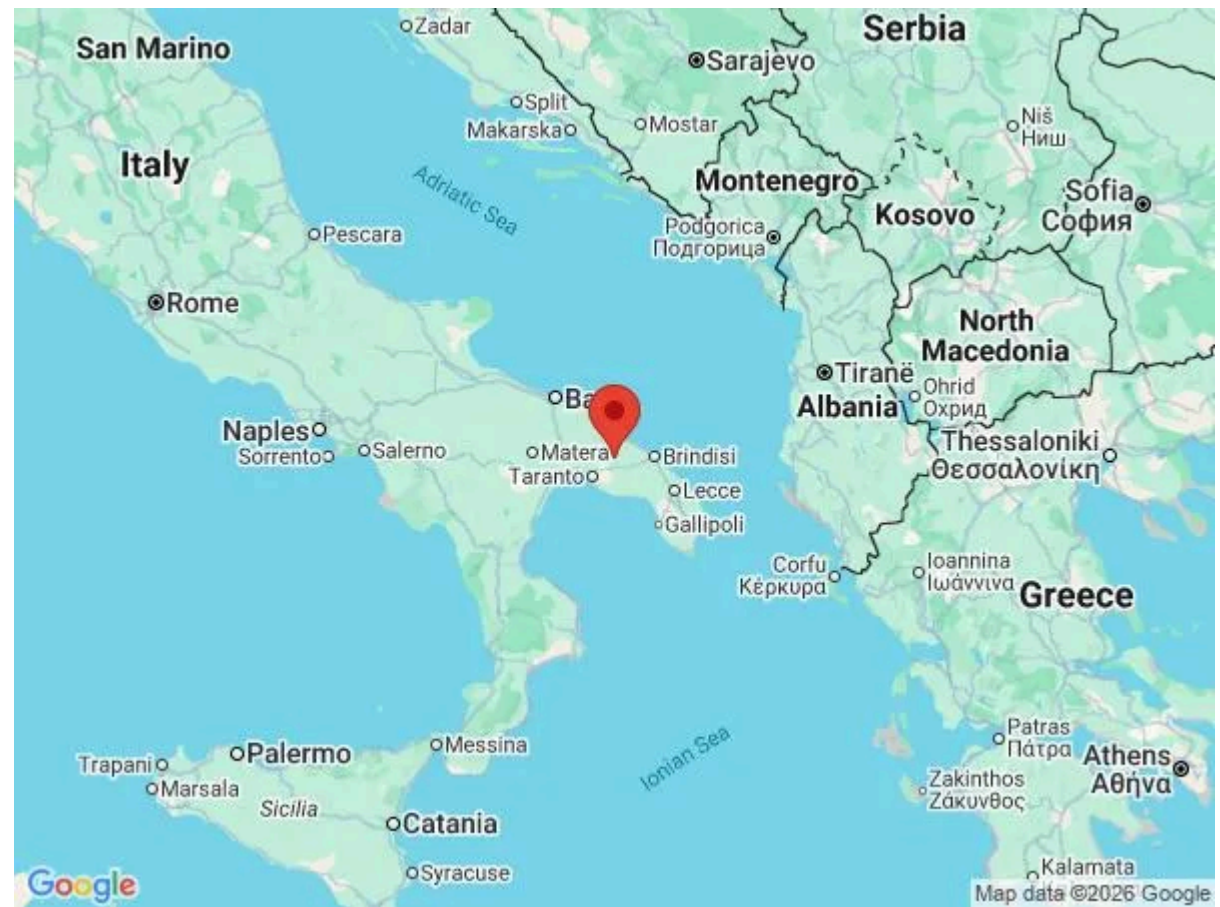
# Location & Local Information

Your stay will be highlighted by the discovery of several neighboring historical cities.

Martina Franca, Ostuni, and Cisternino are all about a 20 minute drive away. The white sandy beaches of the two seas of Apulia are within driving distance.

## Local Amenities

|                       |                                |
|-----------------------|--------------------------------|
| Nearest Airport       | <b>Brindisi (50km)</b>         |
| Nearest Airport 2     | <b>Bari (112km)</b>            |
| Nearest Beach         | <b>Baia di Camerini (26km)</b> |
| Nearest Ferry Port    | <b>Brindisi (50km)</b>         |
| Nearest Restaurant    | <b>Ceglie Messapica (5km)</b>  |
| Nearest Shop          | <b>Ceglie Messapica (5km)</b>  |
| Nearest Supermarket   | <b>Ceglie Messapica (5km)</b>  |
| Nearest Town/City     | <b>Ceglie Messapica (5km)</b>  |
| Nearest Train Station | <b>Ceglie Messapica (5km)</b>  |



## What we love

- Ceglie Messapica is just 5km away – home to incredible Baroque architecture and unbelievable Southern Italian cuisine
- This villa in Puglia's renovation blends beautifully with old world architecture – it's as aesthetic as it is comfortable
- The secluded location among olive groves and pomegranate trees create a truly tranquil experience

## What you should know...

- Accommodation is spread over the main building with indoor public areas, adjacent trullo house and poolside annexe, thus providing extra privacy for larger groups
- The secluded location means the villa isn't ideal for party animals and a car will be necessary to explore the region
- This property sleeps 12 guests comfortably, whilst a further 6 guests may be accommodated on sofa beds. Please see the 'Property Layout' tab for full details
- When minimum occupancy is booked (8 guests), some rooms will not be accessible to guests.
- Please note that external caterers and/or contractors are allowed only if authorised by the owner.

# Terms & Conditions

- **Security deposit:** €1000 charged to client's credit card by the owner as a pre-authorisation upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5.00 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 9.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** Small pets are welcome on request only and with prior agreement with the owner.
- **Other Ts and Cs:** Weddings and celebrations are permitted on request. Please note stag/hen parties are not allowed. Please note that external caterers and/or contractors are allowed only if authorised by the owner. This property sleeps 12 guests comfortably, whilst a further 6 guests may be accommodated in sofa beds. Please see the 'Property Layout' tab for full details. 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. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. A cot and a highchair are available upon request, they may have a fee, please enquire for more info.
- **Changeover day:** Saturday.
- **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.
- **Other 2:** When minimum occupancy is booked (8 guests), some rooms will not be accessible to guests.
- **Other 3:** Please note home security devices are be installed at the villa, please enquire for further information.
- **Minimum stay:** 7 nights. All other durations on request.
- **Heating costs included?:** Yes.
- **Internet access?:** Wi-Fi internet access included.
- **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.