

# Masseria Don Mauro

**Region:** Puglia   **Sleeps:** 13

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## Overview

Traditional 1860 farmhouse in the Salento region of Italy, offering a perfect blend of modern living in a historical setting, full of character and charm. Arrival at the property presents the wonderfully rustic exterior, with stone walls and tiling creating a rural ambience.

The main entrance brings you into a large living area, with sofas and chairs in one relaxation area and a small table. Next to this, joined by a double-doorway, is the dining room, with a pleasant white dining table seating up to 13, a very high ceiling and plenty of space for everyone to gather. The beautiful white panelled kitchen is also incredibly spacious and has a central breakfast table, so the chef need never be lonely!

There are five bedrooms across the ground and first floor, each intricately decorated in a unique style, in keeping with the thoroughly traditional farmhouse aesthetic and historic character. The bedrooms features one double bedroom, two triple bedrooms boast four-poster double beds and en-suite showers, and another one triple bedroom. All six bathrooms showcase modern fittings, beautifully tiled walls, and some retain the rustic stone charm.

The garden demonstrates the beautifully traditional characteristics of the villa, with stone benches, flower pots and archways and a high drystone wall around the perimeter of the courtyard, creating a perfectly private oasis. The large private infinity pool is perfectly placed to get sun all day long and even has a water massage setting! There are a variety of sun loungers around it, as well as an array of fruit trees, adding a sense of life and energy to the hugely varied garden. There is a dining table on the patio, with plenty of chairs and some light shade from the



beaming sun.

Enjoy the local surroundings with a stroll from the front door, or else by bike – three are provided for your enjoyment! You can even cycle to the nearest restaurants, or simply meander through the countryside.

## Facilities

Hairdryer • Coffee Machine • Washing Machine • TV • Ground Floor Bed & Bath • Wi-Fi/Internet • Air-Con • Chef/Cook Available • Rural Location • Cots (Cribs) • Private Pool • Bicycles Provided • Maid Service Available • Instagrammable • Breakfast Available • Playground • Swings • Slide • Professional nanny babysitter available • Meal delivery service • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • <1hr to Airport • Dishwasher • Microwave • All Bedrooms En-Suite • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Masseria

### Interior

- Dining room: large dining table, high ceilings, plenty of space for the whole group and visitors
- Living room: small dining table, comfortable sofa and armchairs
- Kitchen: contemporary design, large central island and all the latest mod cons including: dishwasher, cooker, coffee maker, microwave, toaster, mixer, kettle, juicer, 2 ovens, 2 sinks and 2 fridges
- Bathroom with shower, WC, hairdryer
- 2 triple bedrooms, with four-poster double beds with memory foam mattresses, TV, mini-fridge, en-suite bathroom with shower
- 1 triple bedroom with memory foam mattresses, TV, mini fridge and en-suite bathroom with shower
- 2 double bedrooms with memory foam mattresses, TV, mini fridge and en-suite bathroom with shower

### Outside Grounds

- Private pool (6m x 12m) Open approximately April - October, surrounded by 10 sun loungers, gazebos and rocking chairs
- Outdoor showers
- Guest WC
- Veranda
- Terrace with seating area
- Playground with slides and swings for children
- Well maintained lawn and lovely patio
- Outdoor dining table with plenty of chairs
- BBQ area
- Bicycles
- Parking



# Location & Local Information

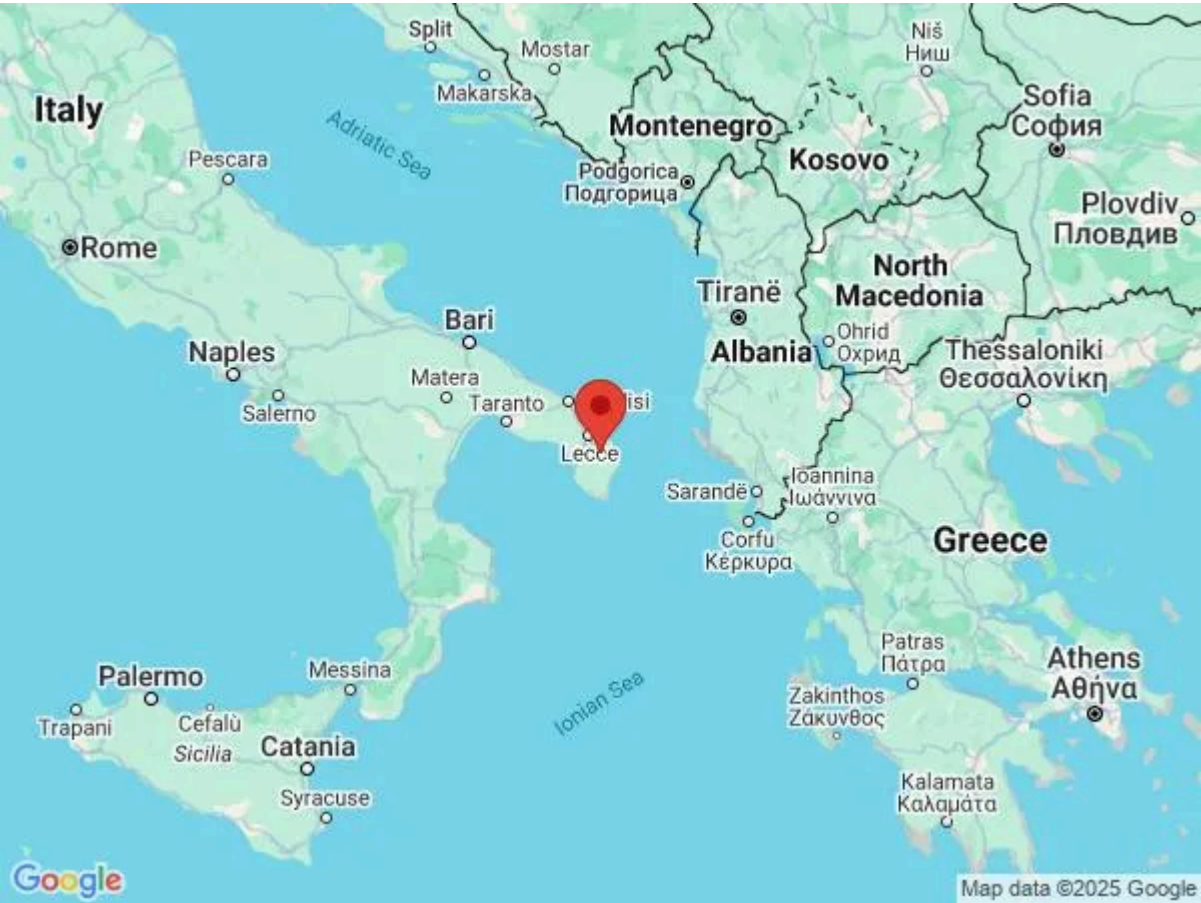
Tucked away in the province of Lecce, the ‘heel’ of Italy that lies between both the Adriatic and Ionian seas, Masseria Don Mauro is a beautiful farmhouse, suitably located in the exquisite countryside of the Grecia Salentina.

Olive trees, fruit trees and gently rolling hills of pastures and vineyards as far as the eye can see surround the villa, and there's plenty of pleasant walks to be taken straight from the front door.

The unspoilt coastline of the Adriatic provides innumerable opportunities for a beautifully scenic walk, with vast cliffs rising from the bright blue bays and pine forests punctuating the skyline. The Ionian coastline, by contrast, hosts hundreds of white sand and crystal water beaches, perfect for a traditional beach day! The nature reserve of San Cataldo is home to the lakes of Alimini Grande and Alimini Piccolo and is well worth a visit. For beautiful architecture, high-quality restaurants and a little retail therapy, the capital city of Lecce, know as the 'Florence of the South' is simply wonderful.

## Local Amenities

Nearest Airport	Brindisi Salento Airport (75 km)
Nearest Airport	Bari International Airport (190 km)
Nearest Village	Martano (2 km)
Nearest Restaurant	Cafe & restaurant (1 km)
Nearest Shop	Supermarkets & shops (1.5 km)
Nearest Town/City	Lecce (25 km)





## What we love

- Vast common areas provide plenty of space for the whole group to socialise, whether cooking up a treat in the fabulously modern kitchen or sharing a drink or two in the traditional living room
- Each bedroom demonstrates such a high level of care and attention to detail, with beautiful, high-quality furniture and intricate designs
- The large garden will provide hours of entertainment, not least in the stunning private pool, perfect for splashing about or simply cooling off in the heat!

## What you should know...

- While they're most welcome, there is an extra charge for children's beds so please let us know in advance if you're bringing the family!
- A car is highly recommended to explore the local area.
- An extra bed is available on request, this would go in either of the triple bedrooms.
- The pool is not fenced, so children should be supervised when outdoors.

# Terms & Conditions

- **Security deposit:** €700 charged to client's credit card as a pre-authorisation one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m. to 8 p.m. Check-in within 8 p.m and 11 p.m may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 10.30 a.m.
- **Energy costs included?:** Included in the rental price.
- **Linen & towels included?:** Linen, bath & pool towels included in the rental price.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **Other Ts and Cs:** Please note home security devices may be installed at the villa, please enquire for further information. 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.
- **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 Allowed?:** Outside only.
- **Minimum stay:** 7 nights from approximately last week of June to end of August, 4 nights during all other seasons.
- **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 connection included.
- **Pool opening dates?:** The pool is open approximately April to 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.
- **Property Licence Number:** CIN:IT075040B500025690