

Tenuta San Vito

Region: Puglia Sleeps: 15

Overview

Set in beautiful Puglia, just a 15-minute drive from idyllic beaches with crystal-clear sea, Tenuta San Vito is the perfect home for a family holiday for all ages. The house is set within 10 acres of ancient olive grove, that remains a working olive farm that works towards incorporating regenerative farming.

This has been the owners' family home over the generations. The original farmhouse dates back to the late 18th century and has been extended in more recent years to create a two-storey villa with seven bedrooms on an estate with four acres of land. The owners have taken great care in its restoration, using traditional natural furnishings, locally-made fabrics as well as modern features especially in the two contemporary and well-equipped kitchens.

The home is sometimes rented out as two apartments, so each level is self-contained with its own entrance, yet we are delighted to offer it for exclusive use for a large family or group of friends. The upper level benefits from two bedrooms, a kitchen-diner and an incredible outdoor terrace with views over the beautiful estate and beyond. Downstairs, the ground floor has five double bedrooms, a large kitchen and a spacious living-dining room.

You can choose whether to sip your morning coffee on the upper sun terrace or under the wisteria covered patio whilst lunchtimes can be enjoyed around the barbecue or wood-fired pizza oven. Depending on the season, you can pick mandarins, lemons, figs or plums or help yourself to tomatoes, aubergines or whatever may be growing in the vegetable garden. As well as olive trees which may be up to 600 years old, the vast estate also features cork trees, palms and hibiscus among many other colourful plants.



The inviting salt-water infinity swimming pool is surrounded by a lovely sun terrace and also features a small toddler section for families to enjoy as well as an infra-red gate which can be activated by guests for guests who wish to take extra safety precautions. Kids will also love the flood-lit tennis courts and basketball net, the goal set up in the garden, racing along the paths using the ride-on vehicles and go-karts and the ping-pong table. The owner's old childhood playground is still there for guests to use.

Hear the sounds of birds singing, crickets chirping and donkeys braying in this enchanting countryside setting, yet you are only a five-minute drive from the local town where you can explore the historic streets, try some incredible artisan food and enjoy the restaurants. Puglia's idyllic coastline is only 15km away with the nature reserve at Torre Guaceto or the beach clubs of Specchiolla just a short drive.

Facilities

Coffee Machine • TV • Tennis Court • Wi-Fi/Internet • Ground Floor Bed & Bath • Washing Machine • Villa • Walking/Hiking Paths • Horse Riding • Historical Sites • Tennis Nearby • Cycling • Rural Location • Great Value • Maid Service Included • Saltwater Pool • Cots (Cribs) • DVD • Table Tennis • Private Pool • Chef/Cook Available • Bicycles Provided • Pre-Stocked Fridge Available • Babysitting Available • Children's books • Playground • Swings • Trampoline • Slide • Pool Safety Feature • Bikes • Ideal for Babies & Toddlers • Ideal for Kids • Tennis rackets • Footballs • Football net • Basketball net • Potty • Ideal for Teens • <1hr to Airport • Tumble Dryer • Dishwasher • Outdoor Games • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The Villa

Ground Floor - 10 people

- Living-dining room (split-level)
- Kitchen-diner, well-equipped including dishwasher, large fridge-freezer with ice dispenser, Nespresso machine (pods provided), kettle, toaster, juicer, microwave and dining table. Doors opening to outdoors
- Utility room
- 2 x master bedrooms with double beds (and space for cots)
- Double bedroom with queen-size double bed and sofa-bed
- Double bedroom
- Studio with queen-size sofa bed
- Family bathroom
- Large shower room

First Floor (separate entrance via external stairs) - 5 people

- New kitchen-diner, well-equipped including Nespresso machine (pods provided) and dining table
- Master bedroom with double bed and two-seater sofa
- Twin bedroom that can be made into double (single bed or cot can be added at an additional cost)
- Shower room
- Large terrace

Outside Grounds

- Salt-water swimming pool (11x6m, 1.4m deep) and toddler pool (3x3m, 0.7m deep) with poolside terrace. Secure infra-red barrier can be activated if needed
- Various al-fresco dining areas
- Upper terrace (with lockable gate)
- BBQ and wood-fired pizza oven
- Playground with open trampoline, slide, swing and mud kitchen
- Tennis court with flood lights and changing room with bathroom containing 2 shower cubicles, a sink and a toilet
- Football goal



- Various rackets and balls
- Bicycles and Ride-on vehicles for adults and a range of ages (on request)
- Gardens and paths
- Fruit trees and vegetable garden
- Working olive farm with own extra virgin olive oil produce
- On-site parking for a number of cars

Additional Facilities

- Super fast Starlink Wi-Fi
- 55" smart ultra HD TV (ground floor)
- 43" smart HD TV (first floor)
- Ping pong
- Tennis court
- Basketball net
- Football goal
- Various rackets and balls
- Playground
- Toys and books
- Washing machine x 2 and dryer
- XBox
- Alfresco cinema night (on request)

Location & Local Information

Tenuta San Vito is set in beautiful gardens on a vast working olive farm – a complimentary bottle of the estate's olive oil is of course provided on arrival!

It's only a five-minute drive to the local town where you can explore the historic streets, buy some incredible artisan food such as locally made mozzarella and pasta as well as dine out in a variety of restaurants.

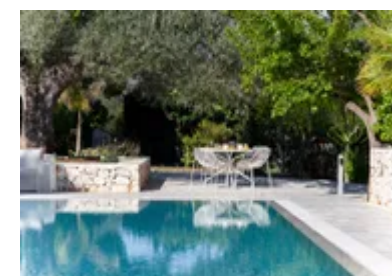
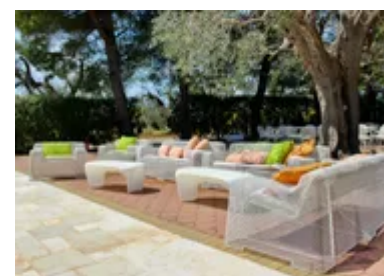
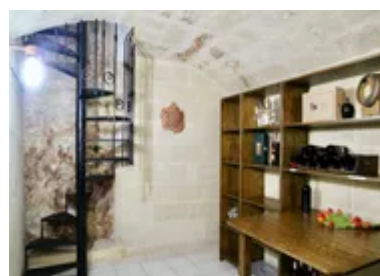
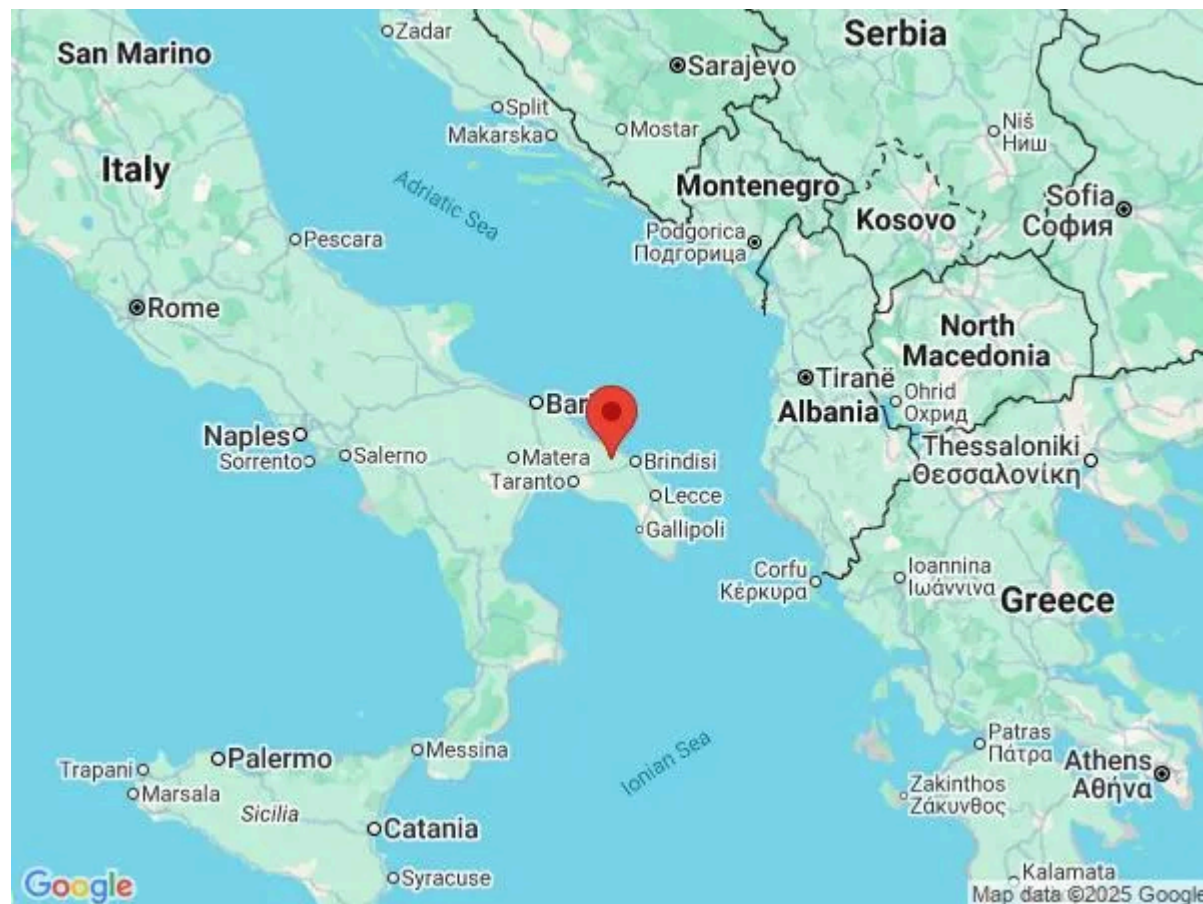
The marvellous beaches of Puglia are less than half an hour away. Start off at Torre Guaceto (15km), a nature reserve free from development where you can experience sand dunes and lagoons in complete tranquillity, surrounded by fascinating flora and fauna. In the summer you can hire bikes to follow some spectacular trails through the reserve.

Just to the south, Guna Beach Club (18km) is for those looking for a beautiful setting yet with facilities such as sunbeds and umbrellas as well as a café-bar. To the north is Specchiolla (14km) with its white sandy beaches as well as private beach clubs and restaurants.

For a break from the beach, explore the wonderful city of Ostuni (17km) with its excellent restaurants (including four featuring Michelin stars), stylish bars and rustic trattorias as well as the picture postcard town of Alberobello (50km) which is a UNESCO World Heritage site for its vast number of Trulli. Cisternino (32km) also has its own character and charm, many free summer concerts and some great restaurants.

Brindisi (24km) is also worthy of a visit with its wonderful historic centre, Baroque churches, palm-tree lined boulevards and a great sea-front promenade. It is especially beautiful at night, a great place to go for an excellent meal out before driving home in under half an hour.

Don't forget there are some great cycling trails straight from Tenuta San Vito leading as far as Brindisi and you can



also see some authentic trulli en route without having to head to the more touristy destinations. The owners have some old bikes you can use if you let them know in advance or you can rent them in the local area.

Other activities including horse-riding only 15 mins away and plenty to keep kids entertained if you can drag them away from the estate or beaches. Zoo Safari is within an hour and the water park at Cellino San Marco is even nearer.

Local Amenities

Nearest Airport	Brindisi (24km)
Nearest Airport 2	Bari (120km)
Nearest Town	San Vito dei Normani (2km/5-minute drive)
Nearest Restaurant	San Vito dei Normani (2km)
Nearest Supermarket	San Vito dei Normani (2km)
Nearest Beach	Torre Guaceto beach (13 km)
Nearest Town/City	Ostuni/Brindisi (17km/24km)

What we love

- A paradise for families with a swimming pool, tennis, ping-pong, a playground, basketball and fun ride-on vehicles.
- Some of the olive trees on the vast estate are up to 600 years old!
- It's just a five-minute drive to the local town and glorious Puglia beaches are within 15km.

What you should know...

- Each floor has been designed to be rented out separately, linked by external stairs, yet we are delighted to offer Tenuta San Vito for exclusive use only.
- This is a working olive farm - you may be fortunate enough to watch one of the farmers at work at certain times of year or maybe just tending to the fruit trees and vegetable garden across the estate.
- A cat sometimes live on-site.
- When minimum occupancy is booked, certain rooms may not be accessible (subject to owner's discretion) - best to enquire with us beforehand.
- The pool is not fenced, so children should be supervised when outdoors.

Terms & Conditions

- **Security deposit:** €500 paid in cash to the owner upon arrival or paid via online transfer to the owner before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 5 p.m. Check-in outside this time may be subject to an extra cost. Please enquire for more details.
- **Departure time:** 9 a.m.
- **Energy costs included?:** Included up to 500 kwh. Excess usage charged at €0.60 per Kwh.
- **Linen & towels included?:** Linen, bath & pool towels are included in the rental price, with mid-stay change for stays longer than a week also included.
- **Pets welcome?:** On request only and with prior agreement with the owner.
- **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. Please note that your booking will only be confirmed once we have checked availability with the owner or their property manager. Please note home security devices may be installed at the villa, please enquire for further information.
- **Changeover day:** Saturday in June, July, August & September. Flexible during all other periods.
- **End of stay cleaning available?:** Included in the rental price. 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 garbage disposal required will be charged against the security deposit.
- **Smoking Allowed?:** No smoking inside the villa or near the pine area.
- **Minimum stay:** 7 nights in June, July, August and September, 4 nights during the rest of the year.
- **Heating costs included?:** Included in the rental price.
- **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.
- **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.
- **Property Licence Number:** CIR: 074017B400074341 CIN: IT074017B400074341 CIS: BR07401791000033376