MONOPOLI, PUGLIA

THINK EXQUISITE

MASSERIA PALMIERI

Masseria Palmieri is a fascinating historic property where original features and contemporary styling combine to create a refined, welcoming ambience. Designed to accommodate large groups in total comfort, it boasts bags of space both inside and out, not to mention a hard-to-resist pool and a tennis court.





PRICES, AVAILABILITY AND BOOKING →

Service

Daily maid service and mid-week linen change

Features

Loving restoration

Perfect for stays throughout the year

Private courtyard terrace and pool

Tennis court

Nearby

Monopoli

Sandy beaches

The towns of the Valle d'Itria

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ABOUT THE VILLA

12 GUESTS 6 BEDROOMS 5 BATHROOMS

Inside: accommodation at Masseria Palmieri is spread over two floors, which are connected by both a staircase and a lift.

The impressive main entrance takes one into a voluminous, welcoming hallway, furnished with sofas and a large table, and featuring a wall of glass that opens out onto the large central courtyard. Lofty ceilings, creamy stone arches, white walls and sandy polished cement floors provide a blank canvas for subtle colour scheme of the furnishings and fittings, whose palette ranges through the greens, from subtle olive-grey to more luscious emeralds. In terms of space, style and atmosphere, the hall sets the tone for the rest of Masseria Palmieri and is very much the hub of the property, the bottom of the U between two wings.

To the right, a door leads into the west wing and an ante-kitchen with a large central preparation island. The professionally equipped kitchen proper comes next. It features contemporary-styled cabinetry, bespoke red and white tiles and, at the centre, a remarkable self-standing, red and gold range with six hobs, two hotplates, several different sized oven compartments and a breakfast bar.

An opening at one end of the kitchen leads into a snug sitting area with a couple of comfy armchairs arranged around an impressive original fireplace. At the end of the west wing is the generously proportioned dining room, which combines original features (stone-flagged floors, curvaceous vaulted ceilings, and exposed stone walls) with stylish contemporary furnishings to create a convivial atmosphere in which to linger over memorable meals. Doors open out from the dining room into the central courtyard.

Back in the entrance hall, an opening leads past a guest WC and the laundry room to the east wing of the ground floor, which is home to the two living areas. The first is equipped with a capacious, deep, built-in sofa designed for reclining and putting one's feet up while watching the large TV. An archway takes one through to the second living space, which mirrors the dining room in

terms of its high, barrel-arched ceilings, its exposed stone walls, its flagged flooring and its glazed doors accessing the central courtyard. Of particular interest are the original stone-carved feeding troughs, which hint at Masseria Palmieri's former life. Furnishings in this area, like the rest of the house, have been chosen with great attention to detail, not only in terms of their contemporary styling, but also in terms of their harmonious colours.

Returning to the main entrance hall once more, we find another opening, this time accessing a lift and an impressive staircase leading to the first floor. Here, a central landing provides access to the six bedrooms.

Head right to the west wing, and one comes to a living area, off which a door opens into a little antechamber, the heart of what could be described as a self-contained suite with two bedrooms. The first is a large, comfortable twin called Peperoncino. It has two double beds and a balcony overlooking the gardens. The second, Rosmarino, is a twin. It may be accessed independently from the antechamber or via a connecting door in Peperoncino. These rooms share a wonderfully large and luxuriously appointed bathroom, featuring double stone-carved sinks, a self-standing tub, and a walk-in shower.

Moving back to the first floor living room, a door opens into the heart of the west wing, where there is a fabulous bar area, equipped with fridge, kettle and other amenities. From this inventively designed but eminently practical space, doors open out onto a large, panoramic roof terrace. Another door leads from the bar to the third bedroom, Origano, a double with en-suite shower room.

Heading back to the central landing, the space flows into the east wing of the first floor, which is home to three double bedrooms accessed from a corridor looking out over the central courtyard below and the roof terrace of the west wing. Each of these three bedrooms - Menta, Basilico and Salvia - has its own, generously-sized en-suite bathroom with walk-in shower.

Outside: arrival at Masseria Palmieri is an impressive experience: grand wrought iron gates open into a tree-lined driveway flanked by two large expanses of lawn. Guests naturally gravitate to four main outdoor areas.

The first is the shady central courtyard enclosed on three sides by the U shape of the house. Shaded by two large sails, furnished for lounging and dining, and accessed from the ground floor living and dining areas, this is a convivial spot in which to while away the hours in company.

The second area, up a few steps from the courtyard, hosts the tempting trapezoidal pool, which comes complete with a water feature and Jacuzzi area at one end. Terraces, furnished with sunloungers, day beds and large umbrellas, fan out on two side of the pool. At the far end of the pool terrace is a shower and an impressive wood-fired pizza oven. A robust stone arch leads from the pool area to an expanse of lawn, which is itself delimited by an olive grove.

The third area, arguably the best place for an aperitif, is the panoramic roof terrace accessed from the bar area on the first floor. Here too there is plenty of shady and sun-kissed space to recline, relax and toast your good fortune as the sun slips down behind the hills of the Valle d'Itria.

The fourth and final area, is the wonderful tennis court, which is situated in the grounds, some 300m from the house.

CONSIDERATIONS

There is a drop from Masseria Palmieri's roof-top terrace, so we recommend you keep the access door securely locked if you have children in your group.

Road noise is audible from the property's grounds. The volume may rise or fall depending on climactic conditions such as wind direction.

You may also wish to know that the pool has a depth that ranges from 0.2m to 1.6m.

The internet network at this villa is perfect for streaming indoors, but the signal is weaker in the grounds.

PRICES, AVAILABILITY AND BOOKING →

Amenities

Accommodates (max)	12
Bedrooms	6
Double beds	4
Twin beds	1
Flexible (double or twin)	1
Bathrooms	5
... of which en suite	4
Pool [3]	13.5x4.5m
Hydromassage pool	✓
Tennis court	✓
Pizza oven [6]	✓
Daily maid service	✓
Barbecue	✓
Vegetable garden	✓
Private parking	✓
Satellite Wi-Fi Internet	✓
Optional cook [1]	–
Air conditioning [4]	✓
Fireplace	✓
Smart TV	✓
	✓

Satellite TV [5]	
Bluetooth speakers	✓
Hairdryer	✓
Iron	✓
Ice maker	✓
Filtered drinking water	✓
Washing machine	✓
Dishwasher	✓
Microwave	✓
Safe	✓
Staff on the grounds [2]	✓

[1] the cook can provide lunches and dinners on request and depending on availability

[2] Masseria Palmieri's discreet caretaker lives in a small apartment just behind the kitchen

[3] a salt-water pool

[4] due to the type of system, the temperature of the air conditioning does not go below 24°C

[5] includes Sky Hotel, Sky Sports and Cinema

[6] the wood-burning pizza oven can only be used by the optional cook. They can provide traditional pizza dinners bookable on request and depending on availability.

✓ = yes/present

– = optional/on request

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EXPLORING THE LOCAL AREA

Masseria Palmieri is located just 8km west of the lovely seaside town of **Monopoli**, home to a vibrant street market, a maze of streets, a 16th century castle and plenty of shops, bars and restaurants. Heading a few kilometres up the coast and you will soon come to **Polignano a Mare**, famous for its cliff-hanging old town centre and its gorgeous beach. Such proximity to two of Puglia's loveliest centres is enviable indeed. Also close by is Castellana Grotte, famous for its stunning cave complex, which comprises over 3km of subterranean paths, cathedral-high caverns, stalactites and much more, all running about 60m below ground. A short drive inland will take you to the gentle hills of the Valle d'Itria, where you might visit the beautiful towns of **Alberobello** (a UNESCO Heritage Site thanks to its wonderful trulli-laden centre), **Cisternino** and, further south, the white city of **Ostuni**. All offer plenty to see, regular markets, as well as a good selection of bars, shops, restaurants and trattorie. World-class sites a little further afield include the stunning baroque centre of **Lecce**, while golf enthusiasts will be pleased to know that Masseria Palmieri is less than half an hour's drive from two golf courses near Savelletri to the southeast.

PRICES, AVAILABILITY AND BOOKING →

Distances

Brindisi Airport: 75km-45miles-50mins

Bari Airport: 63km-40miles-45mins

Nearest shops and restaurants: Monopoli, 8km-5miles-11mins; Conversano, 8km-5miles-13mins; Castellana Grotte, 11km-7miles-15mins; or Polignano a Mare, 13km-8miles-15mins

Nearest beaches: Capitolo, 15km-9.5miles-15mins; Polignano a Mare, 13km-8miles-15mins; or Cala Paradiso near Monopoli, 10km-6miles-11mins

Nearest golf courses: in Savelletri, 21km-13miles-25mins

Polignano a Mare (incl. beach): 13km-8miles-15mins

The caves of Castellana Grotte: 12km-8miles-20mins

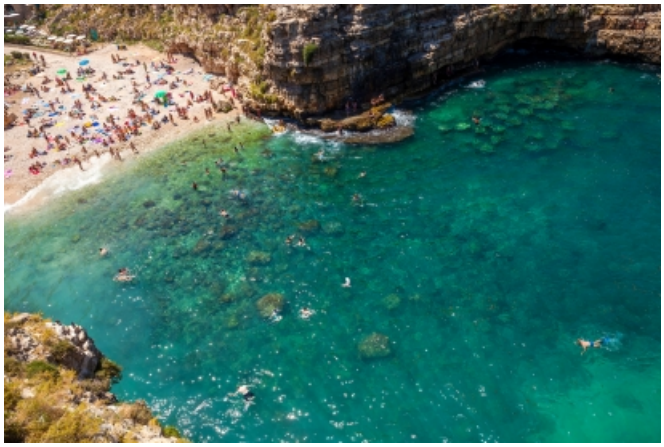
Alberobello: 26km-16miles-25mins

Locorotondo: 30km-19miles-30mins

Ostuni: 45km-28miles-35mins

Lecce: 113km-70miles-1hr10





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GALLERY









