

CAROVIGNO, PUGLIA

THINK EXQUISITE

MASSERIA BELVEDERE

Occupying a panoramic position overlooking the Adriatic coast, and within a short drive of Ostuni, the Torre Guaceto Nature Reserve, and a host of sandy beaches, Masseria Belvedere is an immaculately finished masseria combining sophisticated accommodation and glorious, multi-faceted al fresco areas: the perfect ambience for convivial reunions with family and friends.



PRICES, AVAILABILITY
AND BOOKING



Service

Daily maid service, mid-week linen
change and breakfast table preparation

Features

Beguiling masseria restoration
Irresistible infinity pool
Panoramic sea views
Extensive landscaped grounds

Nearby

Sandy beaches
Ostuni
Torre Guaceto Nature Reserve
The Valle d'Itria

MASSERIA BELVEDERE

ABOUT THE VILLA

16 GUESTS 8 BEDROOMS 9 BATHROOMS

Inside: accommodation at Masseria Belvedere is spread over two separate wings, a converted stables and the original masseria. Together they form an L-shape looking out onto a central walled garden with terraces, lawns and a pool.

A painstaking, sensitive restoration has breathed new life into the warmly welcoming honey-hued stone walls and the lofty vaulted ceilings of this venerable old building. Every corner, niche and recess has been ingeniously transformed into an inspiring space, allowing guests to indulge in an enchanting mix of old-world charm, inimitable original features, atmospheric lighting, and subtly luxurious contemporary design.

The stables

The stables, which are on one level, are home to a long open-concept space divided into three parts. The main entrance takes one in from the walled garden's terraces to a convivial dining area featuring lofty, barrel-vaulted ceilings, white-washed stone walls, a pair of large, arced picture windows, and a large table seating 16.

To the left is an airy, luminous living area with white dome-vaulted ceilings, a series of sink-in sofas, a TV, and access to the pool terrace and a guest bathroom with shower.

To the right of the dining area and up a few steps is the impressive contemporary kitchen, whose exposed golden stone ceilings and walls provide an impressive backdrop to the long marble work-top island and some beautiful, bespoke cabinetry. A door to one end allows easy access to the terraces.

The masseria

Accommodation in the masseria is spread over two floors and hosts the sleeping quarters. On the ground floor there are six bedrooms, the first four of which are accessed directly from the walled garden's terraces:

- a generously proportioned double-twin with white vaulted ceilings, an en-suite

bathroom with double sinks, and a separate walk-in shower and

hammam/Turkish bath with a barrel vaulted ceiling and an evocative skylight;

- a large double featuring exposed stone walls, vaulted ceilings pierced by a series of lightwells, a pair of in-room sinks placed between structural columns, a partially enclosed walk-in shower, and a separate WC;
- a character-filled double with en-suite shower room situated in the oldest part of the masseria and featuring original stone floors and a series of arches and niches
- a split-level double with an ingeniously hidden en-suite shower room, a centrally-positioned bed, and a cushioned alcove with a picture window offering fabulous views out over the surrounding countryside and the sea.

Another door from the walled courtyard terraces leads into a welcoming golden space, whose serene light and zen-like calm makes it ideal for yoga. The remaining two bedrooms on the ground floor of the masseria are on either side of this space:

- a double-twin with exposed stone vaulted ceilings, a pastel pink-tiled feature wall, and an en-suite shower room;
- a split-level double with a centrally positioned four-poster bed, an en-suite shower room, and an in-room sunken tub with fabulous countryside and sea views.

A flight of steps leads from the central garden terraces up to the first floor of the masseria. Here there are two reception spaces with a sitting area, a bar, views over the property's central courtyard, access to a fabulously panoramic terrace, and doors opening into the two remaining bedrooms:

- a double-twin with white-painted stone walls and, down a few steps, a large en-suite bathroom with an open shower;
- a double with en-suite shower room, stone and blue-tiled walls, and access to the first-floor terrace.

Outside: the focal point of al fresco life at Masseria Belvedere is the central walled gardens, which nearly all the ground floor rooms of both the stables and the masseria open out onto. Terraces furnished for sitting and sunbathing run around the perimeter and provide access to the centrepiece: a wonderful pool with infinity edges on three sides.

Below the pool are three parallel raised beds, each one several metres long, clad in stone, and planted with organically cultivated vegetables and culinary

herbs.

Looking out over the pool on a slightly raised terrace next to the stable wing is a wonderful al fresco dining area, offering views out over the surrounding countryside and the sea in the distance. Served by a barbecue, this is a fabulous spot for long convivial dinners under the Puglian stars.

The newly planted gardens fan out from the pool area with verdant lawns delimiting rockeries and paths weaving between the different areas. One such path leads to a splendid walled citrus orchard, beyond which is a beach volleyball court and a whispering olive grove.

The outdoor areas at Masseria Belvedere are completed by the wonderfully panoramic terrace on the first floor of the masseria. Served by a bar and featuring a slender hot tub, this is *the* place for aperitifs looking out to sea.

Ecological credentials: Masseria Belvedere has a great many eco-friendly attributes, including the following:

- much of the property's electricity and hot water supply is generated by solar panels and renewable energy sources
- there is LED lighting throughout (reducing electricity consumption by 80%)
- all waste is recycled
- the water supply is filtered and treated
- clients can enjoy an organic vegetable and herb garden

CONSIDERATIONS

Due to the nature of the property, including terraces, low walls, uneven stone pavements, and several drops around the grounds—particularly near the swimming pool—children must be supervised at all times.

Similarly, the natural stone surrounding the courtyard makes the ground quite uneven, especially around the fire pit. Extra care is needed for young children and the elderly.

After the shallow steps, the depth of the pool is 1.4m.

PRICES, AVAILABILITY AND BOOKING		→
Amenities		
Accommodates (max)	16	
Bedrooms	8	
Double beds	5	
Flexible (double or twin)	3	
Bathrooms	9	
... of which en suite	8	
Heatable infinity pool ²	15x5m	
Sea views		✓
Yoga studio		✓
Hamman/steam room		✓
Hot tub		✓

Volleyball court	✓
Daily maid service	✓
Gym equipment	✓
Breakfast (excl. ingredients)	✓
Barbecue	✓
Vegetable garden	✓
Private parking	✓
Outdoor fireplace/fire pit	✓
Starlink High-Speed Wi-Fi	✓
Optional cook ¹	—
Air conditioning	✓
Fireplace ³	✓
Heating	✓
Smart TV	✓
Bluetooth speakers	✓
Shopping delivery service	—
Hairdryer	✓
Iron	✓
Filtered drinking water	✓
Tumble dryer	✓
Washing machine	✓
Dishwasher	✓
Microwave	✓
Safe	✓

¹ the cook can provide dinners on request and depending on availability

² there is an extra charge of €740 per week to heat the pool if requested.

Both the rooftop pool and the swimming pool can be heated from April to November. Please give us at least a week's notice if you would like the pools heated.

³ decorative only

✓ = yes/present

— = optional/on request

PRICES, AVAILABILITY
AND BOOKING



THE THINKING TRAVELLER

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THINK ABOUT

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EXPLORING THE LOCAL AREA

Masseria Belvedere sits in a panoramic position overlooking the Adriatic Sea between the bustling port city of Brindisi and the historic town of Carovigno. This latter has ancient roots dating back at least to Greek times and there's plenty to see there, including numerous churches, an impressive 15th-century castle, and a labyrinthine old town centre, not to mention a good selection of restaurants, cafés and shops.

Down on the coast below Masseria Belvedere is a series of Blue Flag beaches, including those at Torre Santa Sabina and Specchiolla. One of the main attractions of the area is the Torre Guaceto Nature and Marine Reserve, which is home to sandy beaches, dunes, woods, coral reefs, fields of posidonia, wetlands, walking trails and a wide variety of flora and fauna.

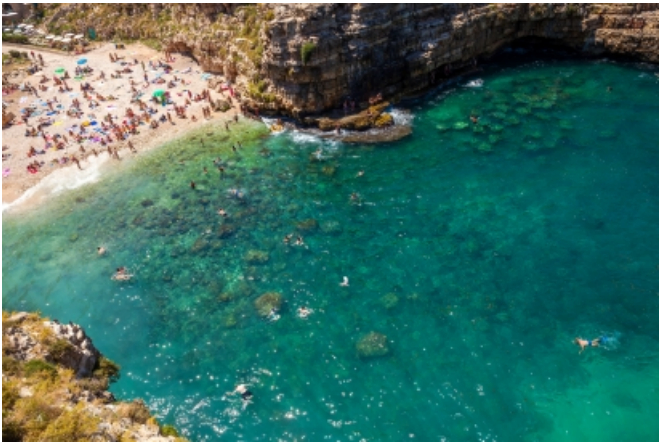
A 20-minute drive north of Masseria Belvedere is the utterly charming old town **Ostuni**, while a little further afield are the picturesque centres of the Valle d'Itria, including **Cisternino**, **Locorotondo**, **Martina Franca**, and **Alberobello**

Heading south into Salento, an easy drive (around 45 minutes) will take you to the magical baroque city of **Lecce**, which is well worth a day trip.

PRICES, AVAILABILITY
AND BOOKING →

Distances

Brindisi Airport: 25km-16miles-20mins
Bari Airport: 115km-70miles-1hr15
Carovigno (nearest shops, restaurants
and amenities): 4.5km-2.7miles-7mins
Nearest beaches: a 10 to 15-minute
drive will take you to the Blue Flag
beaches of Torre Santa Sabina,
Specchiolla and the Torre Guaceto
Nature Reserve
Ostuni: 13km-8miles-18mins
Torre Guaceto Nature reserve: 10km-
6miles-15mins
Cisternino: 30km-19miles-35mins
Locorotondo: 39km-25miles-45mins
Alberobello: 60km-37miles-45mins
Lecce: 65km-40miles-45mins



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GALLERY



