OSTUNI, PUGLIA

THINK EXQUISITE

MASSERIA MANGIAMUSO

Rising proudly from the whispering olive groves that surround it, Masseria Mangiamuso is a fortified farmstead dating back to the 17th century. Once the beating heart of a busy agricultural estate, today it is an oasis of Puglian tranquillity, with carefully conserved original features, an abundance of space, contemporary comforts on tap, and a gorgeous pool - all just a couple of kilometres from stunning Ostuni and the Adriatic Sea.





PRICES, AVAILABILITY AND BOOKING →

Service

Daily maid service and mid-week linen change

Features

Inspiring architectural heritage

An abundance of space

Flexible accommodation

Secluded courtyard pool

Nearby

Ostuni

The Adriatic Coast

The towns of the Valle d'Itria

Brindisi

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ABOUT THE VILLA

17 GUESTS 9 BEDROOMS 8 BATHROOMS

Inside: accommodation at Masseria Mangiamuso is spread over two floors. Connected by a pair of external staircases, the two levels wrap around and overlook a central courtyard, which is the true hub of the property.

Wherever possible, original architectural features have been maintained, from the curvaceous arched structures and the window apertures, to the niches and the centuries-old flooring. The walls and ceilings have been whitewashed (as they always were), many of the original wooden doors have been salvaged and restored, and the variety of materials used - tuff stone, iron, wood and terracotta - are in-keeping with the property's architectural heritage.

The contemporary furnishings reflect the same ethos and are made of solid cedar and chestnut and natural fibres. The lighting has also been carefully chosen to blend in with the overall aesthetic of authenticity and naturalness, with both bespoke and designer pieces subtly enhancing the overall look.

On the ground floor, three sides of the courtyard are given over to living and sleeping accommodation. Moving clockwise, we start in the beautifully designed, well-equipped bespoke kitchen, which features a long bar-cum-preparation island, a dining table, a couple of easy chairs, and an impressive fireplace.

Completing the first side of the courtyard are three bedrooms:

- a double with en-suite shower room
- a double-twin with en-suite shower room
- a suite with double bedroom, a sitting area and an en-suite shower room

A door between the latter two means that they can communicate (ideal for parents with children sleeping next door) or be separate (the door is lockable).

The second side of the courtyard is given over to a wonderfully voluminous communal space with an indoor-outdoor vibe - access is via a pair of open

arches. Here, below the lofty rib-vaulted ceilings, is a sitting area and a couple of dining tables served by the property's second kitchen. A door to one side accesses another church-like space, set up as a games room with a table tennis table, gym equipment and a couple of sofas. This room opens out onto a walled courtyard.

The third side of the courtyard is given over to the final two ground floor bedrooms:

• a large double bedroom with sitting area and an en-suite shower room
• the principal suite, a generously proportioned double with sitting area in front of a large fireplace, and an en-suite bathroom with a deep tub and a separate shower.

Two monumental external staircases lead up from the courtyard to a long terrace running along the entire façade of the first floor. Almost all the rooms on this level are accessed externally from this terrace.

Because the upper floor was once reserved for the aristocratic owners of the estate, the architecture is a little grander, and the original features, including the red and white tiled floors, a little more refined.

To one end is a living and TV area, furnished with a sofa and a breakfast table, and through an open doorway, the third kitchen, which opens out onto a little terrace.

Then come the remaining bedrooms,:

• a large double (also accessible via a couple of steps from the living area) with en-suite shower room
• a single bedroom leading to a double bedroom with en-suite shower room. The double is only accessible through the single, making it suitable for parents with a child or for a couple of teenagers. It should also be noted that there are interconnecting doors between these rooms and the large double mentioned above. The doors can be locked or left open (an ideal family suite for parents with two or three children).
• a generous suite comprising a living area, a double bedroom and an en-suite shower room down a couple of steps

Outside: a sweeping driveway leads from the access road through the olive groves to the masseria, where one is greeted by a green lawn, mature trees,

prickly pears, flowering shrubs, and the mighty walls and gate of the main courtyard.

The grounds immediately surrounding the masseria are given over to a series of walled gardens planted with trees and offering shady spots to sit and relax. One is home to the lovely pool, which is surrounded by an age-old stone terrace, pristine lawns and luxuriant flora. A gazebo offers shade for those in search of the cool.

The main event of Masseria Mangimuso's outside areas is the central courtyard. It is here, secluded by high walls and shady trees, that al fresco life is lived to the full. Accessed directly from all the rooms on the ground floor, and via the external staircases from the first floor terrace, its central emerald lawn and its stone-flagged periphery offer a variety of well-furnished spaces for sitting and dining. It is wonderful at any time of day but arguably at its most magical in the evening, when the sun sets and its time for long convivial dinners under the stars.

There are a couple of other al fresco spaces dotted around the masseria, including a little terrace outside the first floor kitchen and a walled courtyard accessed from the games room on the ground floor. Finally, there is a wide-open expanse of super-panoramic roof terrace offering 360-degree vistas of the surrounding farmland and even Ostuni.

CONSIDERATIONS

Due to the nature of the property including terraces low walls and several drops around the grounds, children must be supervised at all times.

The 18th-century steps leading from the courtyard to the first floor are high and may be challenging for some. Please contact us to find out more.

Please note that there is no real shallow end in the pool, whose depth ranges from 1.4m to 2m.

PRICES, AVAILABILITY AND BOOKING →

Amenities

Accommodates (max)	17
Bedrooms	9
Double beds	6
Flexible (double or twin)	2
Single beds	1
Bathrooms	8
... of which en suite	8
Gated pool [3]	15x5m
Gym	✓
Pizza oven [5]	✓
Breakfast (incl. ingredients)	✓
Daily maid service [1]	✓
Table tennis	✓

Barbecue	✓
Private parking	✓
Air conditioning [6]	✓
Optional cook [2]	–
5G Wi-Fi Internet	✓
Fireplace [4]	✓
Smart TV	✓
Bluetooth speakers	✓
Hairdryer	✓
Iron	✓
Washing machine	✓
Tumble dryer	✓
Filtered drinking water	✓
Dishwasher	✓
Microwave	✓
Safe	✓

[1] 4 hours a day, from Monday to Friday

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

[3] salt electrolysis is used

[4] decorative only

[5] 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.

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

[7] The roof terrace walls are below 1m. Children will need to be supervised

✓ = yes/present

– = optional/on request

PRICES, AVAILABILITY AND BOOKING →

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EXPLORING THE LOCAL AREA

Masseria Mangiamuso rises on an olive carpeted coastal plain midway between the gorgeous white, hill-top town of **Ostuni** and the small Adriatic resort of Villanova, with its beach, seafront restaurants and shops. The rolling Puglian hills of the nearby Valle d'Itria are home to several picturesque towns and villages, including **Cisternino**, **Locorotondo** and the UNESCO World Heritage Site of **Alberobello** - trulli central! All, including Ostuni, have regular markets, as well as a great selection of bars, trattoria and restaurants. Other wonderful towns within an easy drive include the Baroque centre of **Lecce** and the lovely coastal towns of **Monopoli** and **Polignano a Mare**.

PRICES, AVAILABILITY AND BOOKING →

Distances

Brindisi Airport: 37km-23miles-25mins

Bari Airport: 95km-59miles-1hr5

Nearest shops, restaurants and bars: at Villanova, 2.7km-1.7miles-5mins

Ostuni: 6km-3.7miles-10mins

Nearest beach: there are several options within a 15-minute drive

Cisternino: 21km-13miles-30mins

Locorotondo: 35km-23miles-35mins

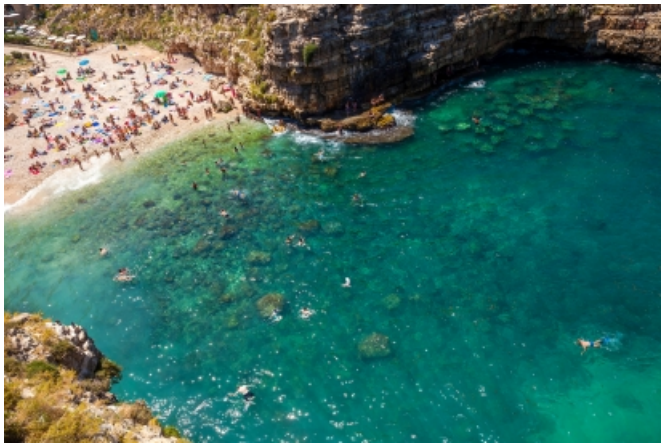
Alberobello: 43km-27miles-40mins

Lecce: 77km-48miles-50mins

Monopoli: 37km-23miles-30mins

Polignano a Mare: 45km-28miles-40mins





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GALLERY

















