CANNOLE, PUGLIA

MONTEKORE

Montekore is a veritable oasis for lovers of tranquillity, nature, and the gentle rhythms of the seasons. Wonderfully appointed, stylish interiors flow out into extensive gardens, walled courtyards, a dreamy pool area and private parkland, all of which offers guests a sense of away-from-it-all freedom and serenity. Should you ever wish to leave the idyllic confines of your home from home, however, there's plenty to see and do in the area.





PRICES, AVAILABILITY AND BOOKING →

Service

Features

An ecological oasis
Spacious interiors
Fabulous pool
Extensive grounds

Nearby

Otranto
Sandy beaches
Lecce
Gallipoli

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MONTEKORE

ABOUT THE VILLA

8 GUESTS 4 BEDROOMS 6 BATHROOMS

Inside: accommodation at Montekore is laid out over three floors.

Beautifully designed, the architecture of the property takes inspiration from traditional Salentine building techniques and materials, evident in the lofty cross-vaulted ceilings, and the use of creamy, honey-hued local stone so typical of the area's *masserie*. The owners' Tuscan heritage is also represented in the gorgeous Florentine textiles, the impressive rusticated arch above the main entrance and some of the prestigious wooden furniture. The communal spaces are free-flowing, generously proportioned and luminous, while the bedrooms offer a sense of intimacy, seclusion and peace.

The main entrance, a curvaceous double-height glass doorway leads in from a long terrace to the first floor, which is entirely given over to a one single open-concept space: to the right, cleverly inserted between the columns supporting the creamy stone-vaulted ceilings, is the well-equipped contemporary kitchen, complete with stainless steel island, a traditional wooden country table and a fireplace; in the centre is a sitting area, furnished with four beautifully upholstered armchairs; and to the left is a convivial dining area, whose large wooden table, handsome dresser and fireplace seem to have been designed with special occasions in mind. Large standing lamps, many upcycled, and suspended ceiling lights sport fabulous shades, decorative objets adorn the sage green walls (an almost omnipresent shade) and smooth sandy-coloured flooring flows throughout. Finally, a large glass doorway, a mirror image of the main entrance, brings in glorious views and opens out onto a terrace overlooking the secret courtyard and the surrounding farmland.

From either end of the first floor, staircases lead down to the ground floor, which is divided into two identical wings. Each one is home to a pair of double bedrooms with beautifully painted antique headboards, views and luxurious en-suite shower rooms.

The two staircases continue down from the sleeping wings to the lower ground floor, which, in terms of size and space, mirrors the first floor communal area.

To one end is a living area furnished with delightfully upholstered sofas and armchairs, while to the other is a TV area. There are also two shower rooms on this floor. A central hallway opens off this space, providing access to the secret walled courtyard.

Outside: Montekore's gardens, grounds and courtyards are immersed in a biodiverse 20-acre organic farm that cultivates over 100 species of crops and medicinal herbs and aromatic plants. The estate is also home to over 200 species of trees, shrubs and other flora that grow naturally in the private parkland and by the sides of the fields. Guests are most welcome to explore this ecological wonderland at their leisure.

The house extends on a north-south axis, and looks out eastwards across a carpet of greenery to the Adriatic coast (which is just 7.5km away as the crow flies). On the western side of the property, an long path flanked by shrubs, flowering plants and wide-open expanses of emerald lawn brings guests to the main entrance, outside which is a long terrace. This partially wraps around two sides of the house, from where one may access the dining area and the kitchen. Outside the latter is a panoramic al fresco dining area. On both sides, stairs lead up to a pair of fabulously panoramic terraces from which one may survey the land. The views are particularly spectacular at sunrise, when, on a clear day, one can see as far as Albania.

About 30m north of the villa, following a path across the lawns, is a second property, where the discreet owners live. A similar distance to the south, meanwhile, is the splendid pool area, whose 15m-long pool is surrounded by more of those emerald lawns.

The various areas and levels of the grounds are delimited by dry stone walls built in the local soft creamy stone. Echoing the courtyard structures of traditional masserie, they also add a certain sense of mystery and magic. Nowhere is this more evident than in the "secret" sunken courtyard on the east-facing side of the house. Wonderfully secluded, and accessed both from the lower ground floor living area and from the the terrace outside the communal space on the first floor, this is an utterly private oasis. Climbing plants cling to the walls, a cactus garden adds a hint of exoticism, and quality outdoor furniture, including a large dining table, tempts guests to gather here for morning coffee, lazy afternoons and convivial dinners.

A pair of paths tunnel out of the courtyard to one final bit of magic: a long and narrow walled botanical garden-promenade that flows along the eastern

perimeter of the grounds.

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

• much of the property's electricity and hot water supply is generated by photovoltaic panels
• there is a zero-impact air conditioning system
• there is LED lighting throughout (reducing electricity consumption by 80%)
• the house has been designed with a high level of thermal insulation
• bathroom products are natural and biodegradable
• food waste is recycled
• the house's water supply is sourced from a well on the property
• the property's organic vegetable and herb gardens and orchards supplies 0km ingredients to guests
• the farm is fully organic, meaning that no chemicals are used on the land or gardens

CONSIDERATIONS

This villa features underfloor air conditioning, a more energy-efficient and environmentally- friendly alternative to traditional AC. It provides a gentle, consistent cooling throughout the space, though it may feel less intense than standard systems.

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 discreet and helpful owners live within the grounds and will not disturb in any way, unless of course you need local advice.

Being a working farm, there are some animals present on the grounds, including chickens, a rooster, and dogs. These are enclosed in a garden, however they can be heard at times.

This property is surrounded by countryside, some of which is unfenced and may include drops or steep slopes. We therefore recommend that younger children are supervised by an adult when exploring the grounds.

PRICES, AVAILABILITY AND BOOKING →

Amenities	
Accommodates (max)	8
Bedrooms	4
Double beds	4
Bathrooms	6
... of which en suite	4
Pool [3]	15x5m
Daily maid service	✓
Underfloor cooling system [4]	✓
Barbecue	✓
Vegetable garden	✓
Table tennis	✓
Private parking	✓
Optional cook [1]	–
Satellite Wi-Fi Internet	✓
Fireplace [5]	✓
Shopping delivery service	–
Underfloor heating [4]	✓
Smart TV	✓
	✓

Bluetooth speakers	
Hairdryer	✓
Iron	✓
Filtered drinking water [6]	✓
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] the discreet owners live in a separate property around 30m from Montekore

[3] salt water filtration

[4] a zero carbon geothermal, water-based system with integrated cold air dehumidifiers. The temperature of communal spaces is around 26°C and around 22°C in the bedrooms

[5] there are three fireplaces in total, but only the one in the dining room may be used

[6] in the kitchen

✓ = yes/present

– = optional/on request

PRICES, AVAILABILITY AND BOOKING →

CANNOLE, PUGLIA

MONTEKORE

THINK ABOUT

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EXPLORING THE LOCAL AREA

Situated in eastern Salento, just a few kilometres inland from the charming, historic seafront town of **Otranto** Montekore is extremely well-place for visiting all that's best about the south of Puglia.

Otranto itself has a little bit of everything, from a fine castle, a picturesque network of streets, a sublime cathedral, a sandy beach, boutiques and a host of bars, restaurants and pizzerie.

Apart from the beach of Otranto, the Adriatic coast nearby has plenty of others to try, including those of Baia dei Turchi, Spiaggia Alimini and Torre dell'Orso

The area surrounding Montekore is home to lots of lovely small towns and villages, such as Minervino, Muro Leccese and Maglie, whose old centres are blessed with beautiful architecture, independent shops and some great local trattorie.

The stunning UNESCO heritage centre of **Lecce** and the fortified island town of **Gallipoli** are both easy day trips, as are the white sand beaches of the Ionian coast.

PRICES, AVAILABILITY AND BOOKING →

Distances

Brindisi Airport: 88km–55.5miles–1hr10

Bari Airport: 210km–130miles–2hr20

Nearest restaurants, shops and amenities: in Cannole - 2.3km-1.4mile-5mins

Nearest beaches: Baia dei Turchi - 10.8km-6.7miles-17mins; Otranto: 11.3km-7miles-12mins; Spiaggia Alimini - 12.6km-7.8miles-14mins;

Otranto (historic centre, castle, shops, restaurants, beach etc): 11.3km-7miles-12mins

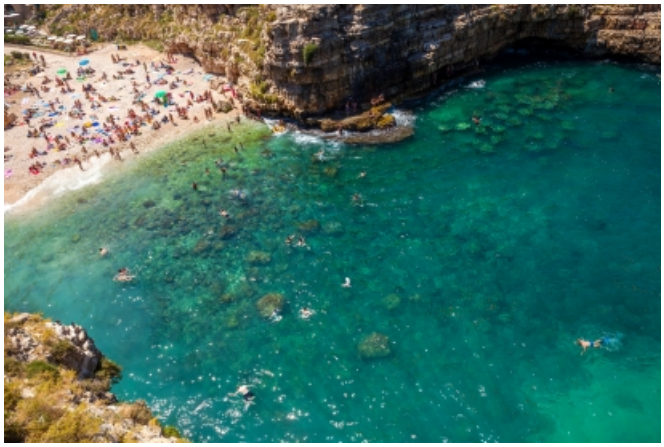
Maglie: 11km-7miles-20mins

Lecce: 35km–22miles–35mins

Galatina: 24km-15miles-30mins

Gallipoli: 59km–38miles–50mins





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GALLERY













