

POLIGNANO A MARE, PUGLIA

MASSERIA CIASCA

White-washed and handsome, Masseria Ciasca is a lovingly restored home that gives generously and welcomes warmly. Step inside and you'll be taken back to a world of charm and character, albeit with very 21st-century comforts: head outside and you'll be filled with a sense of freedom, courtesy of the 7.5 acres of private gardens, orchards and woodland that extend around the property to create a haven of peace and tranquillity.



PRICES, AVAILABILITY
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Service

Features

Authentic masseria restoration

Charm-filled interiors

15m-long heatable pool

Two hot tubs

Extensive grounds

Panoramic roof-top terrace

Nearby

THE THINKING TRAVELLER

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ABOUT THE VILLA

12 GUESTS 6 BEDROOMS 6 BATHROOMS

Inside: accommodation at Masseria Ciasca is laid out over the *masseria* itself, most of which is on the ground floor, and two independent guest rooms, one accessed externally from the roof terrace, the other from the gardens.

The main entrance of the *masseria* leads into a welcoming and rather grand entrance hall. Barrel-vaulted ceilings, soft, creamy stone walls, and grey flagged floors give guests their first taste of the property's architectural pedigree, its grandeur, and its venerable history. A couple of easy chairs sit to one side, and at the far end, just beyond a spiral staircase accessing the wine cellar below, a door opens out onto the wraparound terraces. *Objets* and artworks, both antique and contemporary, add dashes of colour, character and interest, and it is obvious that furnishing the interiors was a labour of love for the owners.

The entrance hall not only provides a blueprint for the architectural style of the property, but also functions as a central hub, from which the accommodation evolves and develops.

On the left, a ramp leads up to a living area with a sofa, a decorative fireplace, terrace access from both ends, and an array of niches and other original architectural features hinting at the property's agricultural roots.

A door opens into the first bedroom, a double-twin with in-room shower and sink, a separate WC, and access to the surrounding terraces.

A lockable interconnecting door connects the first bedroom to the second (which can also be accessed independently from the terraces). This chapel-like double boasts lofty ceilings, an imaginatively configured walk-in shower under a semi arch, an in-room sink, a separate WC and a stone flight of steps which may once have led up to the roof terrace or a storage area.

To explore the remaining accommodation on the ground floor of the *masseria*, we must head back to the entrance hall, where, on the right, a couple of steps

lead down into the splendid, convivial dining room. At the centre sits a large wooden table seating 12; at one end, a door opens out onto the surrounding terraces; at the other another door opens in to the well-equipped contemporary kitchen, which has a breakfast bar and direct access to one of the al fresco dining terraces.

An opening to one side of the dining room allows the space to flow into a beautifully furnished living room, complete with decorative fireplace, TV, and terrace access.

At the far end of the living room are two doors:

- the first leads into a spacious double bedroom with en-suite shower room and terrace access
- the second opens into a little hallway with doors opening into the kitchen, the guest WC and a second vestibule. Off this latter is a suite, comprising a gracious living area furnished with a sofa, a generously proportioned double bedroom with terrace access, and an en-suite shower room

Heading outside onto the wraparound terraces, an external staircase leads up to the roof of the *masseria*, where, accessed from a little hallway, is the first guest room, a good-sized double with en-suite shower room, fabulous views and a pair of doors opening out onto the extensive roof terrace.

Last, but not least, is the second guest room, which is accessed from the terraces surrounding the *masseria*. It hosts a spacious double bedroom with original fireplace (now decorative) and an en-suite shower room.

Outside: Masseria Ciasca rises amidst 7.5 acres of private terraces, lawns and orchards, which fan out around the property in concentric circles. Near the main gate, a copse of tall mature trees rises high into the sky, protectively surveying the grounds.

All the rooms on the ground floor of the *masseria*, as well as the second guest room, open out onto wraparound stone-flagged terraces. There are plenty of furnished spots, some with sofas and armchairs, others with dining tables. One of the latter, located just outside the kitchen, is served by a barbecue.

These terraces are delimited by emerald lawns, which fan out in all directions. To one side, they incorporate a sheltered hot tub and, a little further away, the splendid 15m-long, heatable pool, which is served by double daybeds, loungers

and a changing room with outdoor showers.

The final circle of the grounds is given over to a large orchard, which further enhances the sensation of seclusion, privacy and countryside living.

The ace up Masseria Ciasca's al fresco sleeve, however, is the large roof-top terrace, which is accessed via an external flight of steps. Here there are not only wonderful views of the surrounding countryside, but also a variety of zones furnished and equipped for lounging, cooking, dining and even pampering, courtesy of another hot tub.

CONSIDERATIONS

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

The number of steps that must be negotiated to get into and/or around this property might make it unsuitable for people with mobility problems.

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.

You may also wish to know that the pool has a single depth of 1.4m

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Amenities		
Accommodates (max)	12	
Bedrooms	6	
Double beds	5	
Flexible (double or twin)	1	
Bathrooms	6	
... of which en suite	6	
Heatable pool ²	15x5m	
Hot tub ³		✓
Daily maid service		✓
Barbecue		✓
Private parking		✓
Satellite Wi-Fi Internet		✓
Optional cook ¹		—
Air conditioning		✓
Fireplace ⁴		✓
Heating		✓
Smart TV		✓
Bluetooth speakers		✓
Hairdryer		✓
Iron		✓
Filtered drinking water		✓
Ice maker		✓
Tumble dryer		✓
Washing machine		✓
Dishwasher		✓
Microwave		✓

Safe



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

2 the salt water pool may be heated on request for an additional weekly fee of €930. The pool is provided with counter-current swimming and has a Jacuzzi corner. Please give us at least a week's notice if you would like the pool heated.

3 there are two hot tubs, one on the roof-top terrace, and one between the pool and the house

4 the four fireplaces are decorative only

 = yes/present

 = optional/on request

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THINK ABOUT

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EXPLORING THE LOCAL AREA

Masseria Ciasca is just 8km inland from the historic and beautiful town of **Polignano a Mare**, famous for its cliff-hanging old town centre and its gorgeous beach, and for being the birthplace of the singer-songwriter Domenico Modugno (Volare, etc).

A few miles down the coast, meanwhile, is the lovely seaside town of **Monopoli**, which is home to a vibrant street market, a maze of streets, a 16th-century castle and plenty of shops, bars and restaurants. There are plenty of beaches and swimming bays along the coast around both towns.

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 Ciasca is less than half an hour's drive from two golf courses near Savalletri to the southeast.

PRICES, AVAILABILITY
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Distances

Bari Airport: 57km-35miles-45mins

Brindisi Airport: 83km-52miles-55mins

Nearest shops, restaurants and other amenities: Polignano a Mare - 8km-5miles-15mins; Conversano - 8km-5miles-12mins; Monopoli - 15km-9.3miles-20mins

Nearest beaches: in and around Polignano a Mare and Monopoli (see above)

Nearest golf courses: in Savalletri - 30km-18.5miles-30mins

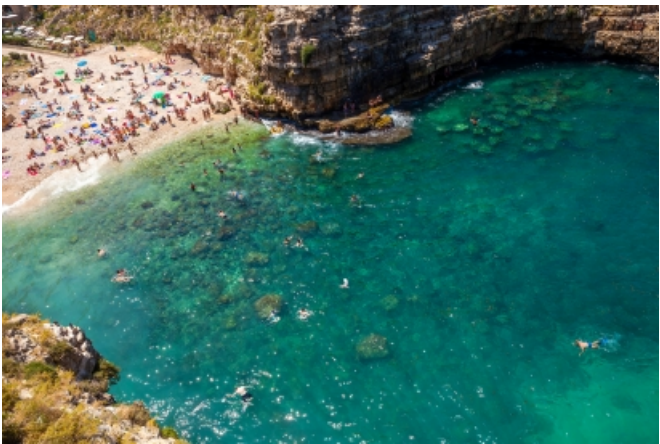
The caves of Castellana Grotte: 10km-6miles-15mins

Alberobello: 24km-15miles-30mins

Locorotondo: 39km-24miles-35mins

Ostuni: 54km-34miles-45mins

Lecce: 120km-75miles-1hr20



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GALLERY



