



VILLA DEL CAPITANO

The breathtaking blue of the Ionian Sea is heightened by the crisp whiteness and bold flashes of colour of this luxurious retreat, creating a veritable sanctuary in a beguiling landscape.

PRICE	EUR 1.200.000
SALES CATEGORY	ready to move in
DIMENSIONS	Residential house: appr. 106 sqm Swimming pool: 3x14 sqm Private land, included court: 3900 sqm All measurements are approximate.
RENTAL POTENTIAL	Villa del Capitano is currently part of Special Puglia's holiday rental portfolio. We would be delighted to continue to rent out this property with the new owner, so long as the quality and style of the villa remain similar or better. Please contact us for more details.
SLEEPS	6
BEDROOMS	3
BATHROOMS	3

LOCATION GPS: 40.1785431,17.9412934
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INTRODUCTION

Villa del Capitano is a modernist three-bedroom villa in a breathtaking setting. Surrounded by the Porto Selvaggio nature reserve and its own beautifully landscaped garden, the property sleeps six guests in minimal luxury. Taking influences from around the globe, this is a calm retreat that eschews cookie cutter homogeneity in favour of a comfortable design focus.

The house is as exquisite as the 270° views from its huge picture windows. The white interior is softened by a stone floor and the eclectic art collection, and provides the perfect backdrop to the earthy reds, olive greens, and the sky and sea blues of the landscape. Nature is the main draw and the property frames it to perfection, including the tropical and Mediterranean planting in the extensive garden.

Guests could happily while away days by the pool, eating delicious meals of local produce al fresco and inhaling the peace and calm while staring out to sea. However, it would be a shame to miss the magnificent beaches and pretty baroque towns on the doorstep. But visitors will be thrilled anew as they return to the peaceful luxury of this welcoming villa in a lesser-known part of Italy's heel.

LAYOUT

BEDROOMS

The villa has three double bedrooms each with an en-suite shower room. The first room lies beyond the kitchen and has a king-size bed and windows on two sides. The second room leads off the sitting room and has a queen-size bed, windows on two sides and a private terrace. The garden room has a queen-size bed, windows on two sides and a terrace that leads to the outside dining area near the pool. Modern, minimal and luxuriously comfortable, all the rooms have black-out blinds and individually adjusted air conditioning, while the beds are made up with Frette linen.

BATHROOMS

The bedrooms each have their own en-suite shower room with marble basins and marble shower splashbacks to go with the high-performance fixtures and fittings. There is an outdoor shower near the pool and a guest loo off the living room.

KITCHEN

Open-plan with the living space, the kitchen is small but perfectly formed with a bank of wall cupboards and a marble-topped peninsula. Expertly equipped with all the appliances that guests need, including a dishwasher, fridge freezer, electric oven and hob and a coffee machine, those cooking risk being distracted by the mesmerising views of the sea from the picture windows. There is a BBQ at the property.

LIVINGROOM

The large living room has vast daybeds to lounge on while taking in the views from the picture windows. The open-plan design includes the kitchen and a dining table. The beautiful stone floor softens the white walls that are hung with a mix of art. The furniture and art pieces have been sourced from around the world and sit comfortably together in this simply furnished yet relaxing room.

FACILITIES

OUTSIDE

Villa del Capitano is approached through electric gates and a private drive and has ample parking in the shade of pine trees. The house is set in a 4,000sqm garden surrounded by a stone wall. Olive, palm, pine and fig trees are beautifully landscaped, alongside cactus and aliums, all of which provide colour, shade, texture and interest. There are little pockets of delight, including shaded sit spots, the dining table under an arbor that seats 14, a bocce court (boules) and the (unfenced) pond; even the path leading to the door builds anticipation as it turns left and then right. The pool is 14mx3m and has six sun loungers from which guests can stare with rapture at the stunning view of the sea. An outdoor shower by the pool and a BBQ complete the picture.

OTHER FEATURES

private pool, air conditioning, espresso machine, oven, fridge with freezer, microwave, dishwasher, washing machine, tumble dryer, iron+board, satellite TV, wifi, cot, high chair, barbeque

NOTES

The asking price refers to the property in its current state, as described in this profile, and includes all furniture and finishes, with the exception for paintings and some personal effects. The property is also currently available for short-term rent where all confirmed bookings must be respected by both the vendor and the buyer.

SURROUNDING

TRAVEL

Air The nearest airports are: Brindisi[BDS] (80km) and Bari[BRI] (200km). **Train** The nearest train station to the property is at Nardò, although the main line stops at Lecce where there is car hire at the station. **Road** Take the SS101 from Lecce or travel the SP359 coast road. The A14 is 13km away.

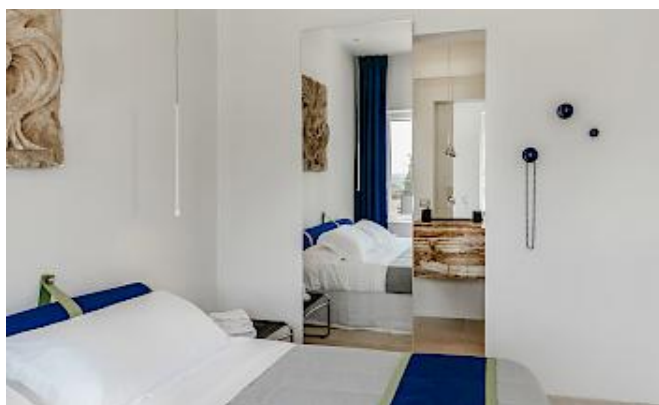
DISTANCES

Porto Selvaggio beach (400m); Palude del Capitano beach (2km); Nardò (6km); Gallipoli (20km); Santa Caterina (9km); Punta Prosciutto (26km); Lecce (31km); Brindisi (56km); Santa Maria di Leuca (62km); and Otranto (68km).

LEISURE & ACTIVITIES

The property is located in the Porto Selvaggio nature reserve and there are beautiful beaches nearby. For a round of golf, Golf Club Acaya is 42km away or San Domenico, at Savelletri di Fasano, is 100km away. Closer to the property is the ASD Eden Ranch for riding, 13km away.





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