



## VILLA ELA

*With sustainability at its heart, this beautiful property, its garden and grounds, are a triumph of great design where simplicity is synonymous with luxury*

PRICE	EUR 1.100.000
SALES CATEGORY	ready to move in
DIMENSIONS	Main house: approximately 168 sqm Annex: approximately 42 sqm Private land and gargend: approximately 17.121 sqm
RENTAL POTENTIAL	Villa Ela 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: 40.60520539506618,17.658170611266396 Scan the picture below with a suitable smartphone or tablet computer:



### INTRODUCTION

This exquisite villa with its seamless blend of ancient and contemporary design is nestled in two acres of private olive grove not far from the Adriatic coast.

Rich in Puglian heritage, the property was built with tufo stones and painted using the ancient technique of 'scialbatura di calce'. Sustainability was a driving force in the build and it has excellent thermal efficiency and is powered exclusively by solar energy.

Villa Ela sleeps six in three double en-suites, each



one in a separate building: the main house, which also comprises the living space, the annex and the lamia. Simply decorated, the interior mixes local craftsmanship with design pieces and the decoration has a natural warmth provided by the huge picture windows and doors that frame the glorious view.

From the apertures in the outside bathroom wall to the zigzag of steps leading up the side of the building, to the archways, alcoves and niches lined up with the pool, there is a delightful interplay of shapes and light. Cool and comfortable, this is a property that delights round every corner.

It would be a travesty not to explore beyond the house and its grounds since the property is perfectly placed for the fabulous beaches and coves of the Adriatic and the pretty towns and villages of Salento and the Itria Valley.

## LAYOUT

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### BEDROOMS

The property has three double bedrooms all with ensuite bathrooms, spread over three buildings.

The main house: the principal bedroom is similar in style to the rest of the house with a soft, natural palette of colours and materials. A cane and wood wardrobe runs along one wall and a poured concrete floor is smooth to the touch. The comfy bed is placed looking out of a huge picture window that reaches down to the floor. The view out of it provides all the decoration required.

The annex: a low wooden platform bed is paired with a low wooden built-in bench that stretches along one wall. Large wooden-framed sliding doors lead to a terrace with views of the olive grove.

The lamia: a traditional alcove has been transformed into a beautiful double bed with the help of a sleek wooden platform, while a hanging rail makes use of another niche. Floor cushions, a barrel-vault ceiling and a fireplace used as a shelf are delightfully simple and welcoming.

### BATHROOMS

The bathrooms at Villa Ela are characterful yet understated.

The main house: the rustic-looking basin is a huge stone trough balancing on four big building stones. Visually softened by the brass-coloured taps and smooth-framed, organic-shaped mirror, the bathroom finds the perfect stylistic balance.

The annex: an outside concrete bath with an overhead shower has exposed copper pipework with red taps and is screened by a wall with square apertures. There is an inside bathroom too.

The lamia: under a barrel-vault ceiling the bathroom has a large stone basin and niches and alcoves inform the design.

### KITCHEN

The fully equipped kitchen is in the main house and is separate from the living space. There is another kitchen outside which is rustic yet chic in appearance and is next to a shaded dining table for eight.

### LIVINGROOM

The living room is in the main house and offers a beautifully calm and light space to sit and relax on the big sofa. A built-in bench runs along the fireplace wall and there are large wood-framed doors to the garden on either side. There is a dining table inside as well as outside, likewise a shaded sitting space.

## FACILITIES

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### OUTSIDE

Nestled in two acres of private olive grove, the main house, annex, lamia and pool create a smooth flow of lines, curves, and archways, unified by their whitewashed walls. The 40sqm pool has daybeds along one side and there is a shaded sitting area as



well as a covered dining table for 8 next to the outside kitchen.

## TECHNICAL

The property is characterized by the following elements:

- Electric gate + Parking area for 3 cars
- Artesian well + 8000 liter cistern
- Heat pump domestic hot water system with 250L storage
- Heating / Cooling with Heat Pump
- 10 KW photovoltaic system
- 22 KW/h storage battery system
- Solar Thermal System 2 sqm
- Alarm and control camera system

## ENERGY

Class A4

## OTHER FEATURES

private pool, dogs allowed, espresso machine, nespresso machine, hob/stove, oven, fridge, fridge with freezer, dishwasher, washing machine, iron+board, wifi, central heating, cot, high chair, barbeque, hairdryer

## DIRECT ENVIRONMENT

The mediterranean and medicinal garden made mainly with native plants, with automatic and timed drip irrigation system, surrounds the property and gives an atmosphere of complete relax.

## NOTES

The mentioned price refers to the last asking selling price for the property in its current state, as described in this profile, including the furniture and interior décor (with a few exceptions amongst which personal items). The property is also currently available for short-term rent and all confirmed bookings are and will be respected by both the vendor and the buyer.

## SURROUNDING

### TRAVEL

**Air** The nearest airports are: Brindisi[BDS] (22km) and Bari[BRI] (101km). **Train** The nearest train station to the property is at Carovigno. There is car rental available at the station. **Road** The motorway exit closest to the property is at Carovigno.

### DISTANCES

Carovigno (7km); Ostuni (13km); Torre Guaceto Nature Reserve (14km); Ceglie Messapica (18km); Brindisi (22km); Cisternino (35km); Martina Franca (36km); Locorotondo (42km); Lecce (59km); Monopoli (60km); Taranto (61km); Alberobello (65km); Polignano a Mare (67km); and Bari (101km).

### LEISURE & ACTIVITIES

The Torre Guaceto Nature Reserve and the breathtaking beaches of the Adriatic are a short drive from the villa. The property is also close to lots of interesting towns and villages with a wide choice of restaurants, bars, shops and stunning Baroque architecture. There are vineyards and olive groves where tastings and tours are possible. For a round of golf, the nearest course is San Domenico, at Savelletri di Fasano, 44km away.









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