

AUCOOT



ADDRESS

Villa Castelluccio, Puglia, Italy

PRICE

£1,300,000

ARCHITECT

Studio Andrew Trotter

INFORMATION

Set among five acres of olive groves outside the whitewashed town of Ceglie Messapica in Puglia, Villa Castelluccio is a serene retreat designed by Studio Andrew Trotter. Once a typical 1920s countryside villa, it has been reimagined with the rustic elegance that defines Trotter's work – a place where contemporary comfort and Puglian tradition merge seamlessly.

Commissioned by a British family seeking a European escape, the home was revived from a ruin with the help of local craftsmen using traditional techniques and materials. Today, it is both a beloved private residence and a highly successful holiday rental, generating a significant income for its current owner.

The design is defined by restraint and simplicity. Inside, soft tones and natural textures create a calming atmosphere, while a series of openings connect the interior with the outdoors. The front entrance leads on to a central living room, which flows into a kitchen and dining area. With its fireplace and open-plan arrangement, this space forms the social heart of the home. Here, bespoke concrete countertops and sinks, handmade by local artisans, are paired with brass fittings and simple joinery.

Two bedrooms in the main house have en-suite bathrooms and super-king beds. A third, sits within a self-contained annex just a few metres from the house, complete with its own shower room and sun terrace – ideal for guests.

The house sits lightly within its landscape, framed by olive trees and the region's characteristic dry stone walls. Outside, a large covered terrace extends from the main living space, with an outdoor kitchen, dining area and relaxed seating beneath pergolas. Beyond this, a path leads to a partially-walled pool area, offering a sense of enclosure and seclusion while maintaining open views across the grove. Mature, naturalistic planting inspired by Piet Oudolf's landscaping surrounds the pool area, while two outdoor showers complete the space.

Villa Castelluccio's appeal lies in its balance: rustic yet refined, grounded yet quietly luxurious. The home is equipped with modern comforts – including air conditioning, central heating, an alarm system, and private parking – ensuring effortless use year-round.

Villa Castelluccio presents a rare opportunity to own a signature work by Studio Andrew Trotter – a house that captures the spirit of rural Puglia through its architecture, atmosphere and setting. With its established reputation as a holiday rental and proven record of generating substantial income, it combines the charm of a private retreat with the potential of an ongoing investment.



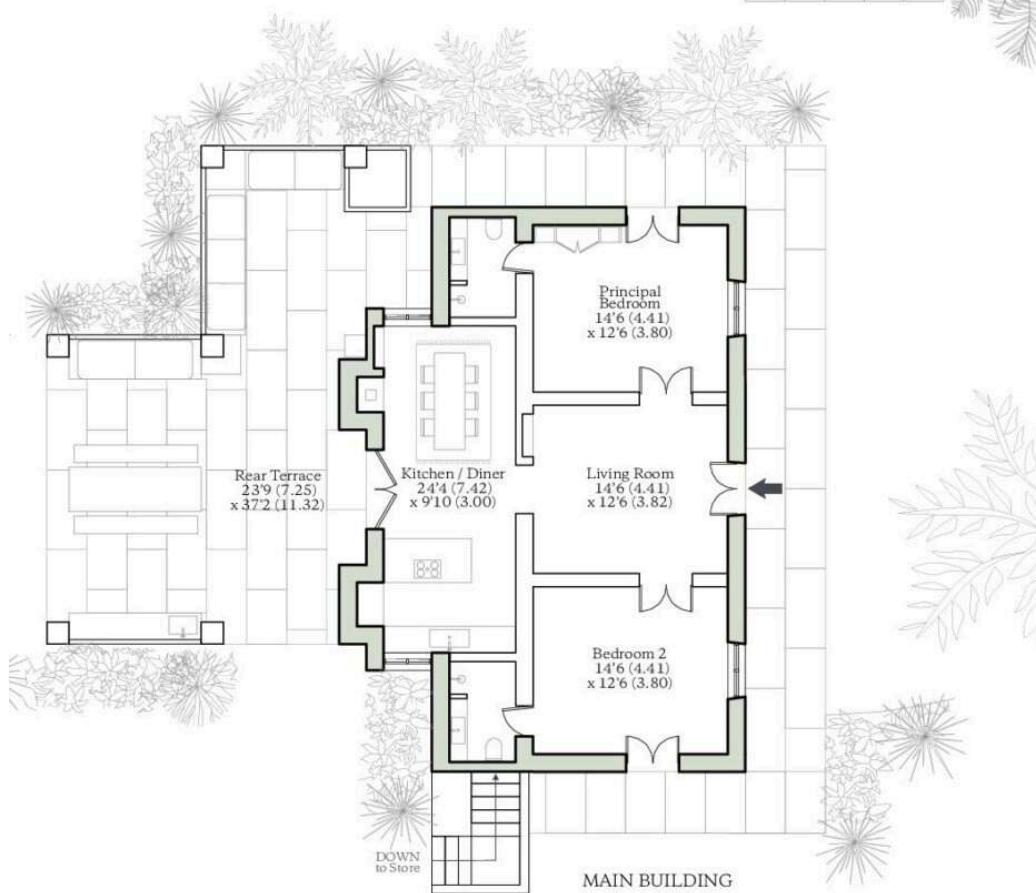
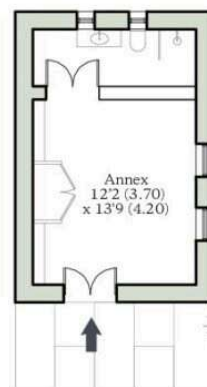


VILLA CASTELLUCCIO, PUGLIA, ITALY

Approx. Internal Area = 953 sq ft / 88.5 sq m
Approx. Annex Area = 231 sq ft / 21.5 sq m
Total Area = 1184 sq ft / 110 sq m
Approx. Rear Terrace Area = 738 sq ft / 68.6 sq m
For identification only - Not to scale



To Swimming Pool



MAIN BUILDING

AUCOOT
RICS Property Measurements Standard