



LA MASSERIA

VASTO



web site







LA MASSERIA

Via San Leonardo - Vasto - Abruzzo - ITALY







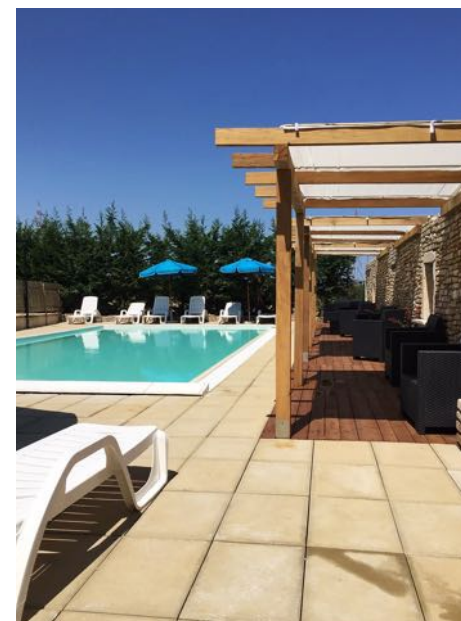










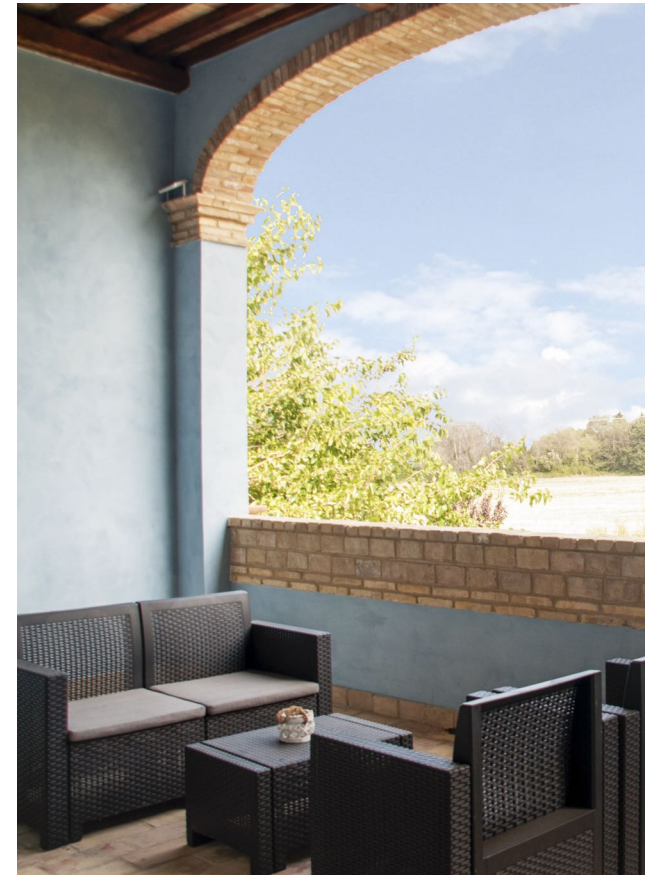






LA MASSERIA

Via San Leonardo - Vasto - Abruzzo - ITALY





## Ieri e oggi/

Situata sulla parte più alta della collina ed affacciata sul colmo del primo gradone della piatta costa adriatica, la Masseria rappresenta una delle residenze rurali della famiglia Roselli al centro di un'ampia tenuta in località San Leonardo. Appartenuta in passato ai Conti Ricci essa rappresentava una maestosa residenza gentilizia di campagna, sviluppata attorno ad un nucleo primigenio risalente al sec XVII che, attraverso successivi ampliamenti si è andato via via modificando fino ad assumere nella seconda metà dell' 800 quello che possiamo oggi apprezzare: un magnifico esempio di architettura rurale miracolosamente conservatosi fino ai nostri giorni.

Inizialmente, queste residenze atte alla conduzione agricola delegata danno il via, con la presenza pur temporanea del proprietario in situ, ad una sempre più puntuale ed estesa operazione di diretta soprintendenza delle campagne, di potenziamento agricolo fondiario e razionalizzazione delle sempre più crescenti risorse produttive derivanti dall'avvicendamento intensivo-stagionale delle colture cerealicole e le colture arboree a ciclo annuale.



## today and before/

Owned in the past by the counts Ricci, it represented a magnificent aristocratic residence among the countryside, created around the original building, dating back to the XVII century, which was continuously modified during the ulterior enlargements until the second half of the XIX century, when it finely became what we can still admire: a wonderful example of the rural architecture miraculously conserved till our days.

Originally, these residences were created for the delegated farming. But thanks to the presence, although just temporary, of the owner, they give birth to a larger and more accurate agricultural management and strengthening of the local farming with the rationalization of continuously growing productive resources, deriving from the seasonal alternation in the cultivating of grain and annual tree cultivations.











## I dintorni/

Il litorale vastese è il più esteso e vario della regione, ed è quindi uno dei più apprezzati da parte dei villeggianti. Il mare di Vasto è la principale attrattiva turistica, essendo stato inserito per diverse volte col titolo di 'Bandiera Blu d'Europa'.

Si troveranno durante l'estate, dal Porto di Punta Penna, collegamenti marittimi diretti con le Isole Tremiti. Lungo la costa della Riserva, subito dopo il porto di Vasto, proseguendo verso nord, si trovano la Spiaggia di Punta Penna, la spiaggia di Libertini, la spiaggetta di Punta Aderci e la spiaggia di Mottagrossa.

Dal promontorio di Punta Aderci si può godere di un meraviglioso panorama, tra spiaggia e mare, e sullo sfondo, maestose, le montagne abruzzesi della Majella e del Gran Sasso.

Nella parte nord della riserva si trova la spiaggia di Mottagrossa, la più lunga della zona, formata da ciottoli, dall'aspetto incontaminato e selvaggio. Al fianco della spiaggia è possibile percorrere un sentiero panoramico che taglia, passandole in mezzo, la vegetazione della riserva, permettendo di godere di un magnifico panorama.



## The location/

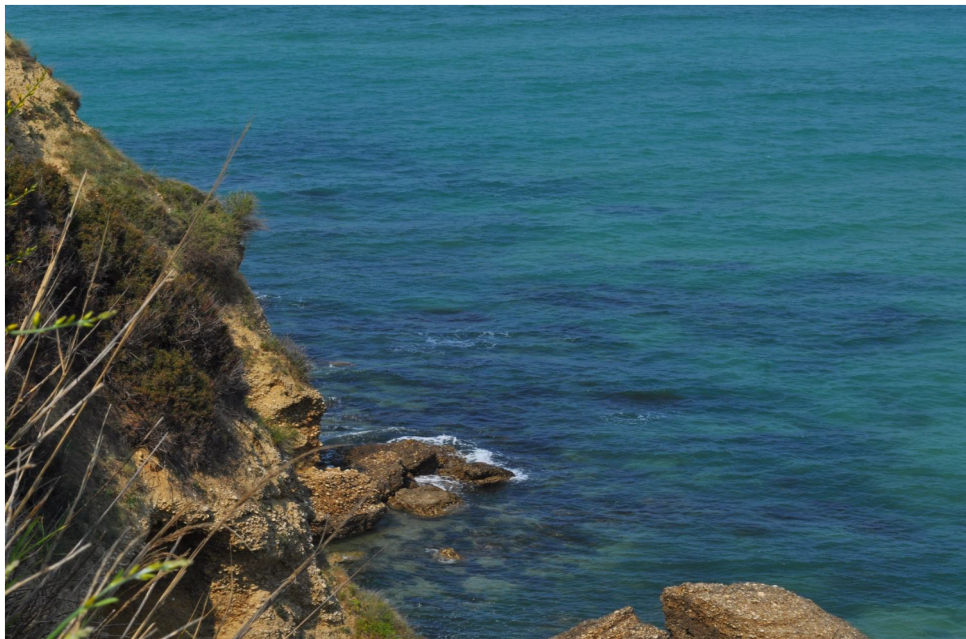
The vast coast is the largest and most varied in the Abruzzo region, and is therefore one of the most appreciated by the people. The sea of Vasto is the main tourist attraction, having been several times in the list of the sea most clean and the title of 'Blue Flag of Europe'. During the summer, from Punta Penna Harbor, there is direct sea links to the Tremiti Islands.

Along the coast of the Reserve, just after the port of Vasto, continuing north, you will find

Punta Penna Beach, Libertini Beach, Punta Aderci Beach and Mottagrossa Beach.

From the promontory of Punta Aderci you can enjoy a wonderful panorama, between the beach and the sea, and in the background, wonderful Abruzzi mountains of Majella and Gran Sasso. In the northern part of the reserve there is the beach of Mottagrossa, the longest in the area, uncontaminated and wild.











## Le residenze/

La struttura, appena ristrutturata, è situata in Contrada San Leonardo a Vasto. Uno scenario unico le fa da cornice, e si colloca nelle immediate vicinanze delle montagne abruzzesi e delle più famose località balneari. Il color azzurro, ripreso dall'originale colore settecentesco ritrovato su un antico mattone fra gli scavi, delizierà il contesto accordando le sfumature del cielo e i campi di grano gialli. L'attento recupero della masseria è stato condotto con una estrema attenzione al consolidamento strutturale all'adeguamento tecnologico ma soprattutto al recupero dei materiali originale dell'epoca, riutilizzati per impreziosire le 13 ville mono e duplex al suo interno. Queste sono state ristrutturate in uno stile unico composte da logge, porticati e ampi giardini, con possibilità di parcheggio. Tutte le abitazione sono provviste di riscaldamento a pavimento, ideale per il mantenimento del calore per i grandi ambienti. Il dettaglio dei rivestimenti e dell'arredamento, scelto con cura ed attenzione, porta "La Masseria" indietro nel tempo, immergendoci in uno scenario campestre e lussuoso di un'altra epoca.



## The property/

Surrounded by secular olive groves and corn fields, 'La Masseria' is just a few minutes far from the most beautiful beaches in Vasto and its surrounding mountains.

Coloured sky blue as it was back in its old days, the new residential complex emerges among maritime pine trees as a single-hulled cottage.

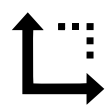
The eighteenth-century farmhouse will make you experience emotions as you travelled back in time, since the restoration

has preserved all the original materials and its first architecture.

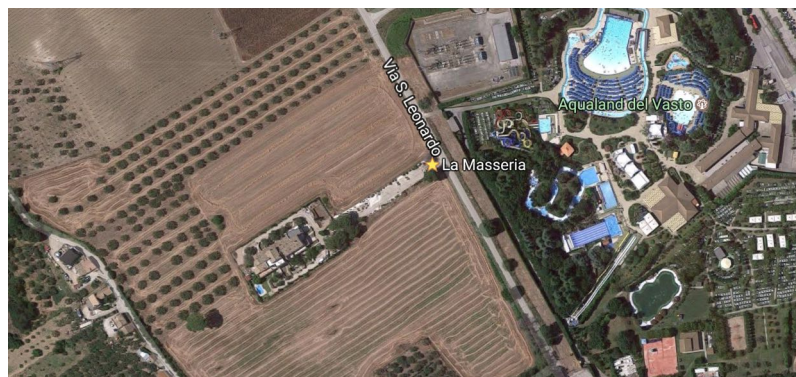
The ancient mansion has been finely restored and divided into exclusive residential units. Using the original bricks, the exterior has been designed to offer common spaces, such as some forecourts and the fully-equipped pool. Each unit has its exclusive entry and a parking space, together with some other peculiarities.



## Entire property "La Masseria"

	land	house	portici	terrace	garden	services
	3.675 m <sub>2</sub>	1.104 m <sub>2</sub>	411 m <sub>2</sub>	227 m <sub>2</sub>	1599 m <sub>2</sub>	1188 m <sub>2</sub>

## Location



**Address:** Via San Leonardo 21/a, Vasto, Abruzzo 66054, Italy

Distance from city center: **10 minutes by car - 4,5Km -**

Distance from beaches Punta Penna: **8 minutes by car - 4,5Km -**

Distance from Vasto Marina: **14 minutes by car - 7Km -**

Distance from Vasto Port train station: **4 minutes by car - 3,3Km -**

Distance from Bus Station: **7 minutes by car - 3,6Km -**

Distance from Airport PSR: **50 minutes by car - 65Km -**

## Service

 Kitchen

 Wireless Internet

 Barbecue

 mild temperature

 Pool

 Private parking

 Heating

 TV

 Commun square

 Forniture

 Garden

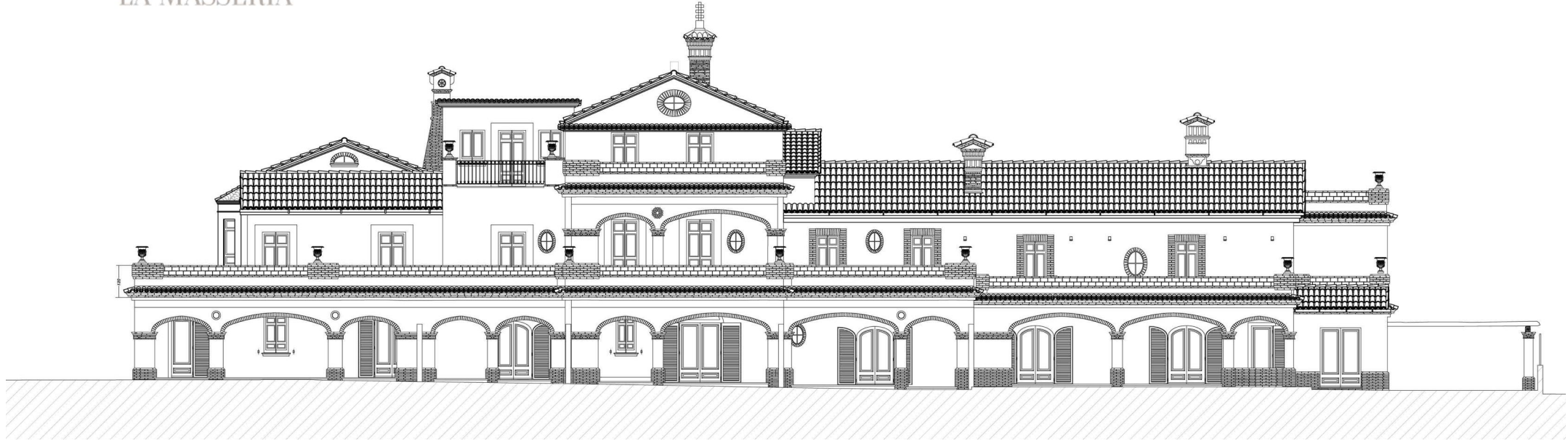
 Close to the beach





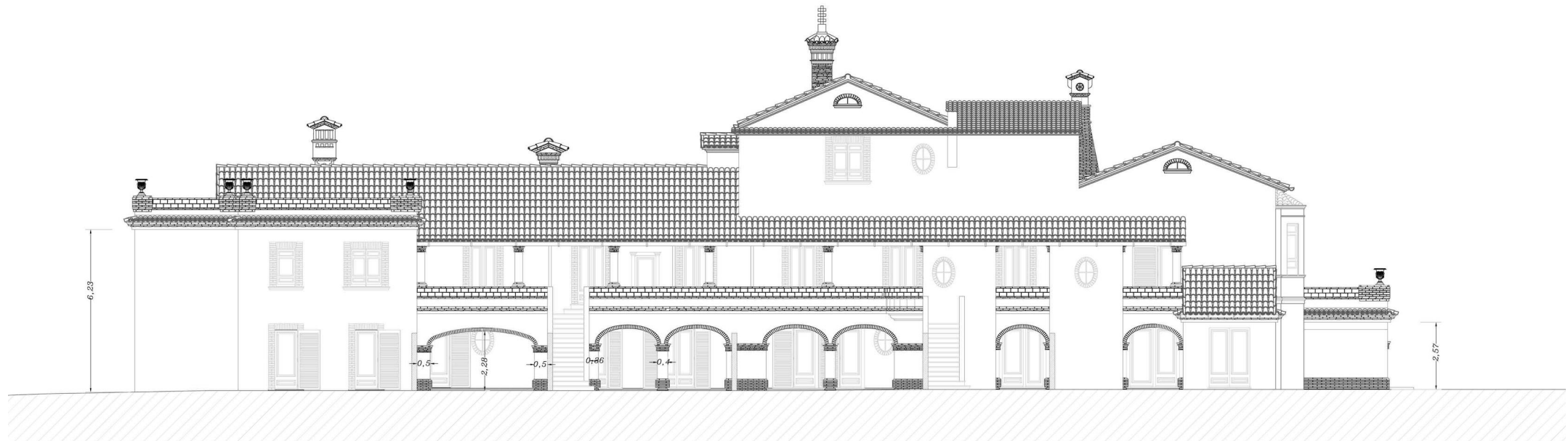
LA MASSERIA

Via San Leonardo - Vasto - Abruzzo - ITALY



elevation South

0 1m 2.5m 5m



elevation Nord

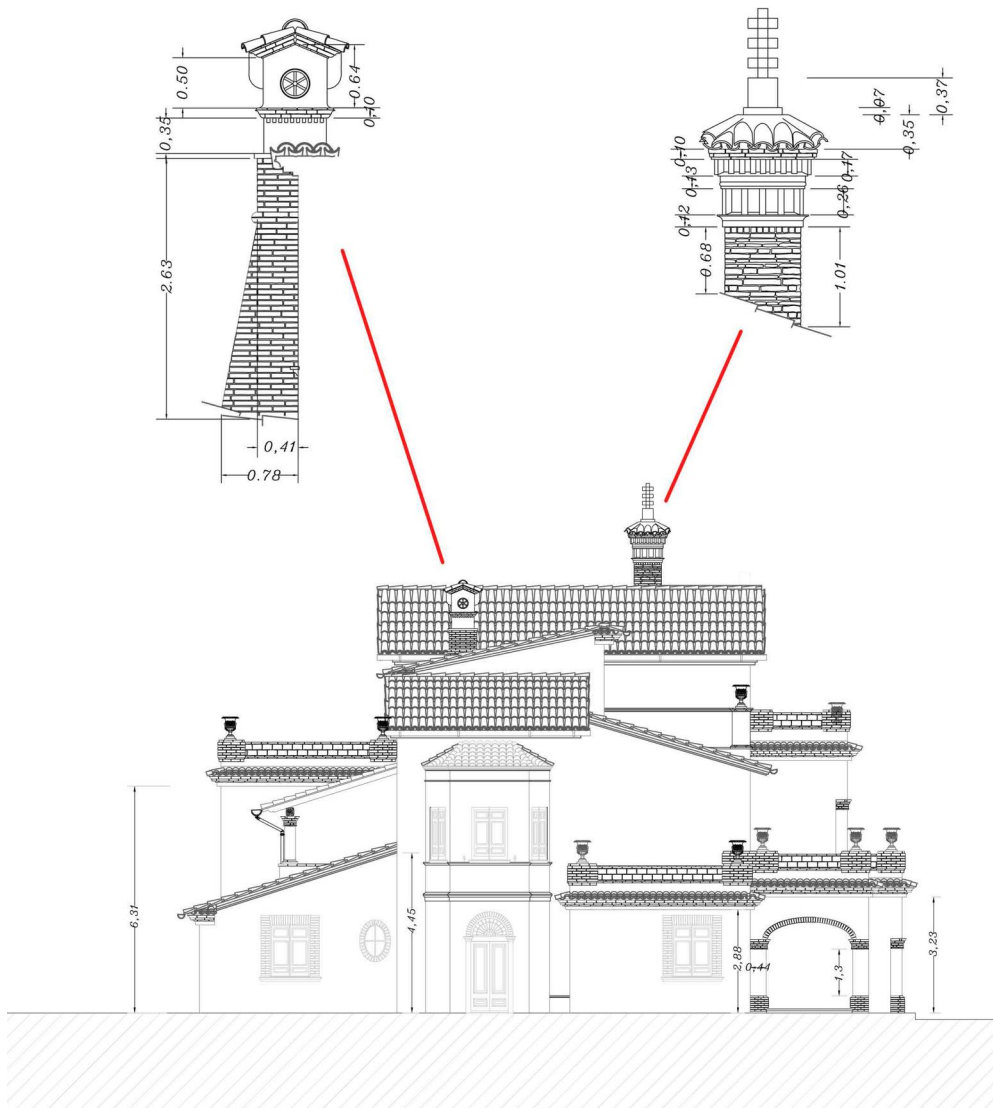
0 1m 2.5m 5m



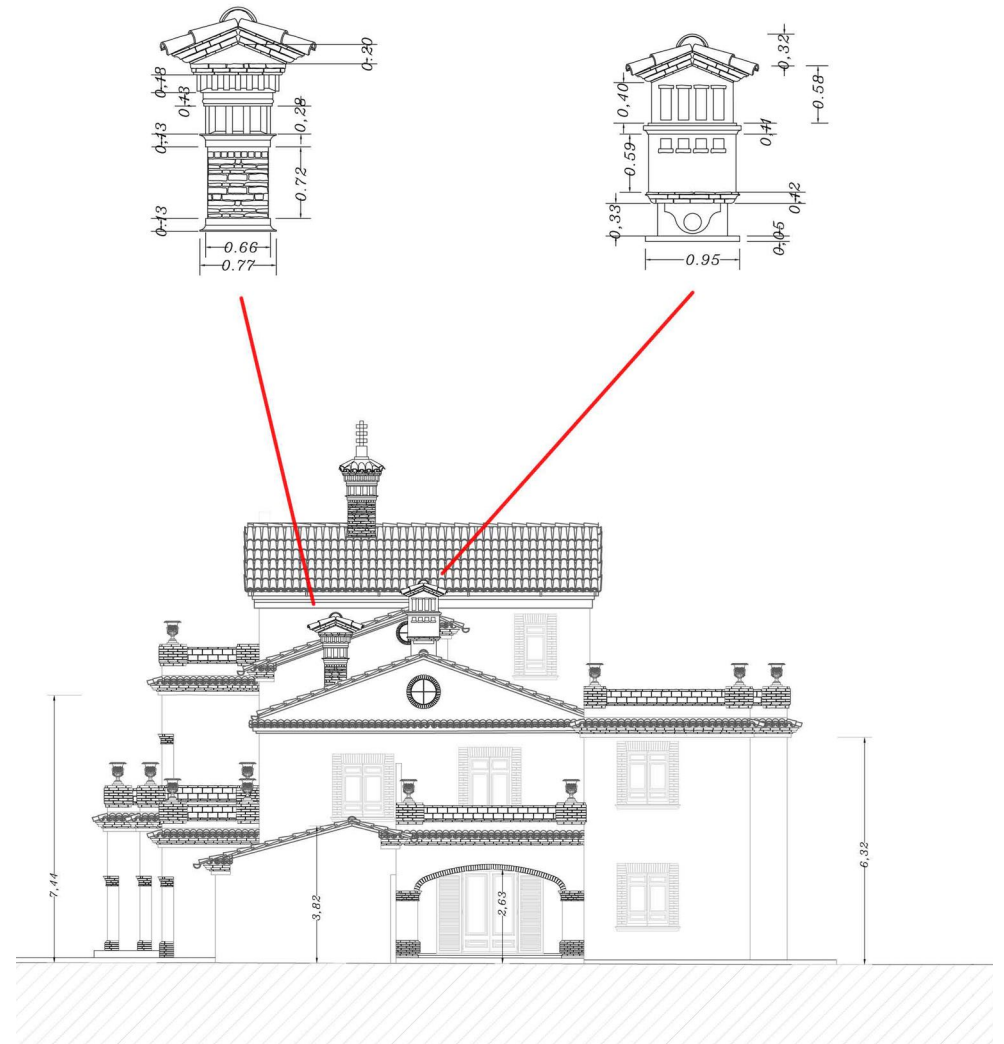


LA MASSERIA

Via San Leonardo - Vasto - Abruzzo - ITALY



elevation West



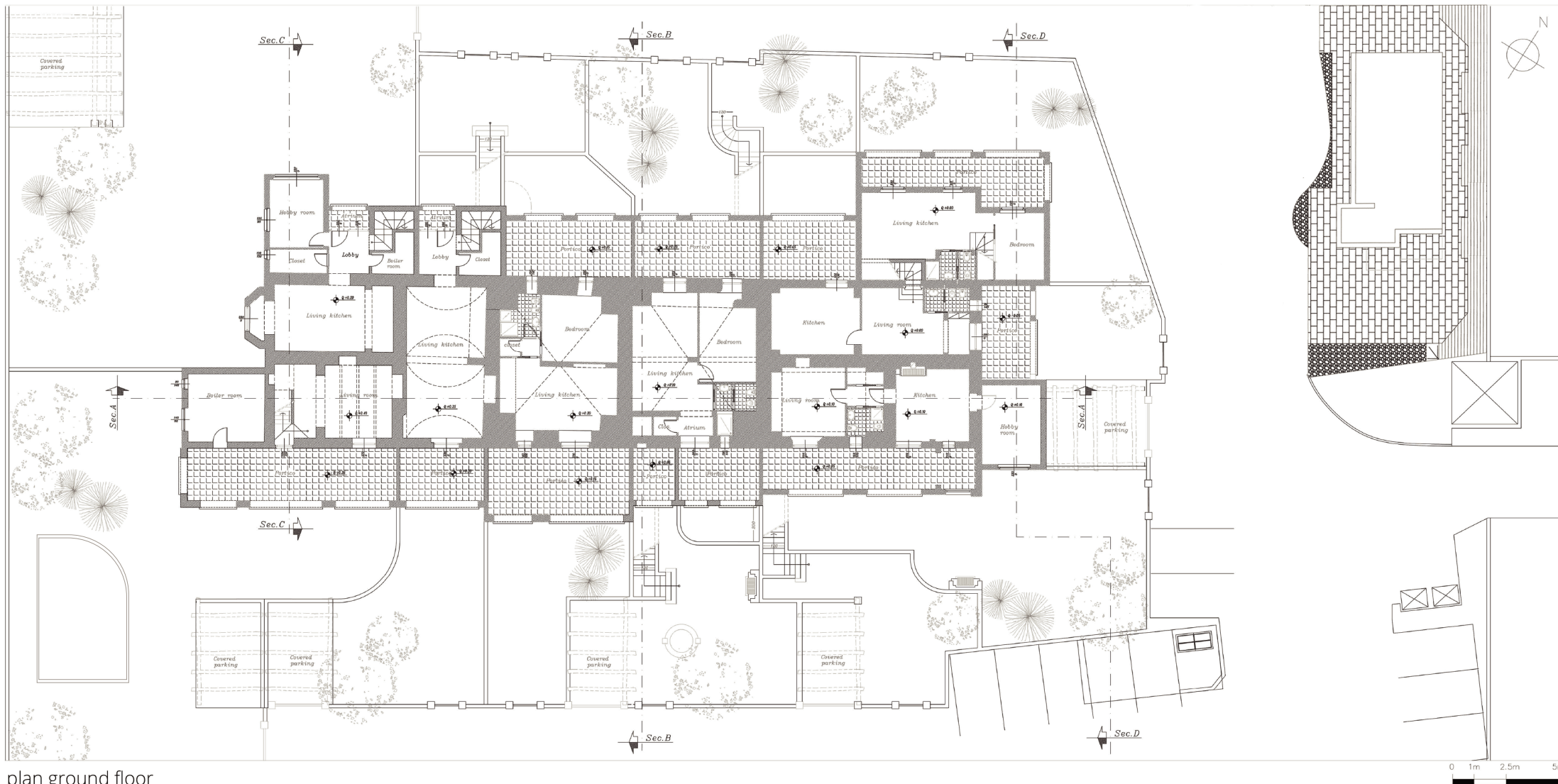
elevation East





LA MASSERIA

Via San Leonardo - Vasto - Abruzzo - ITALY



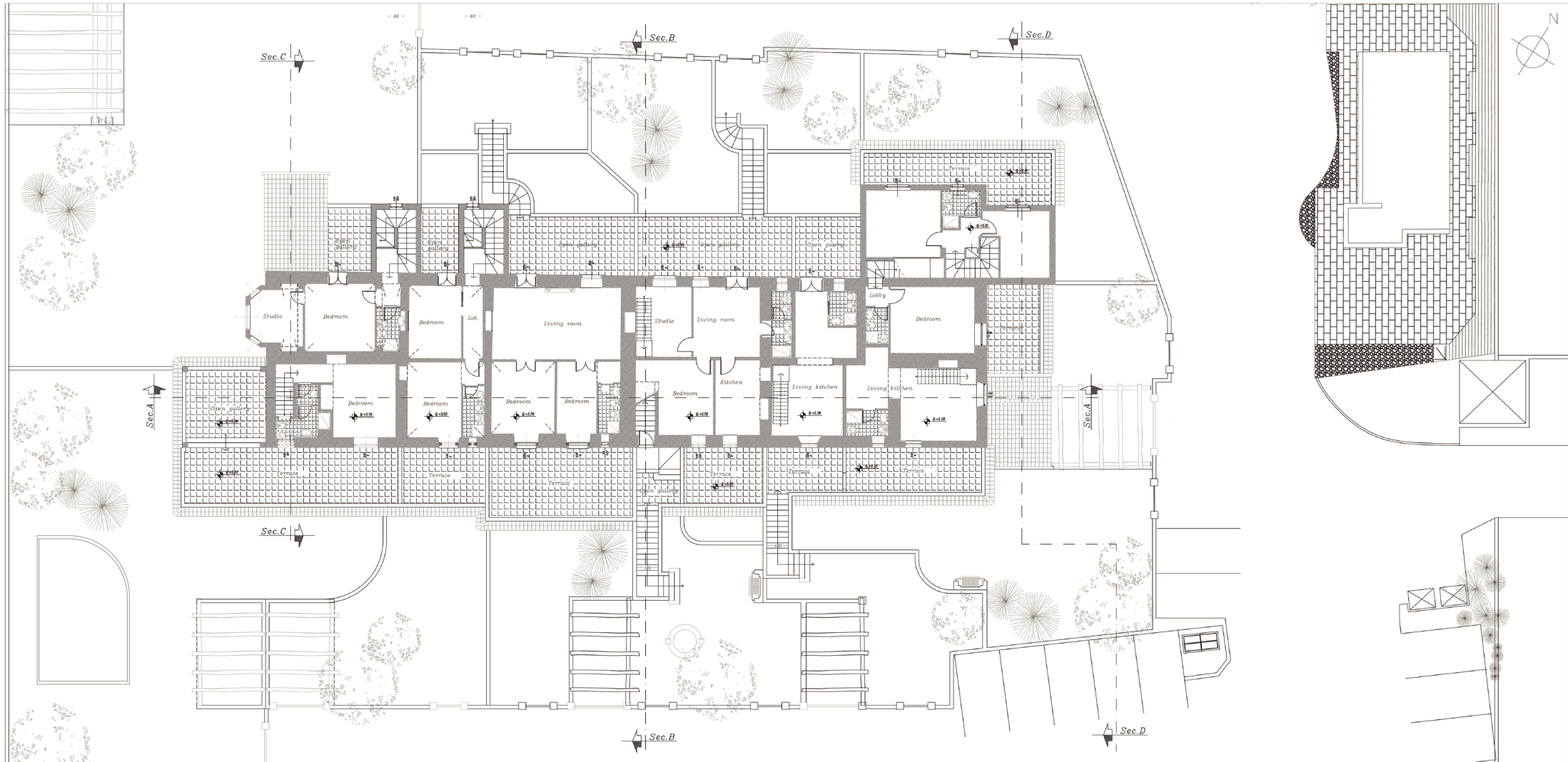
plan ground floor





LA MASSERIA

Via San Leonardo - Vasto - Abruzzo - ITALY



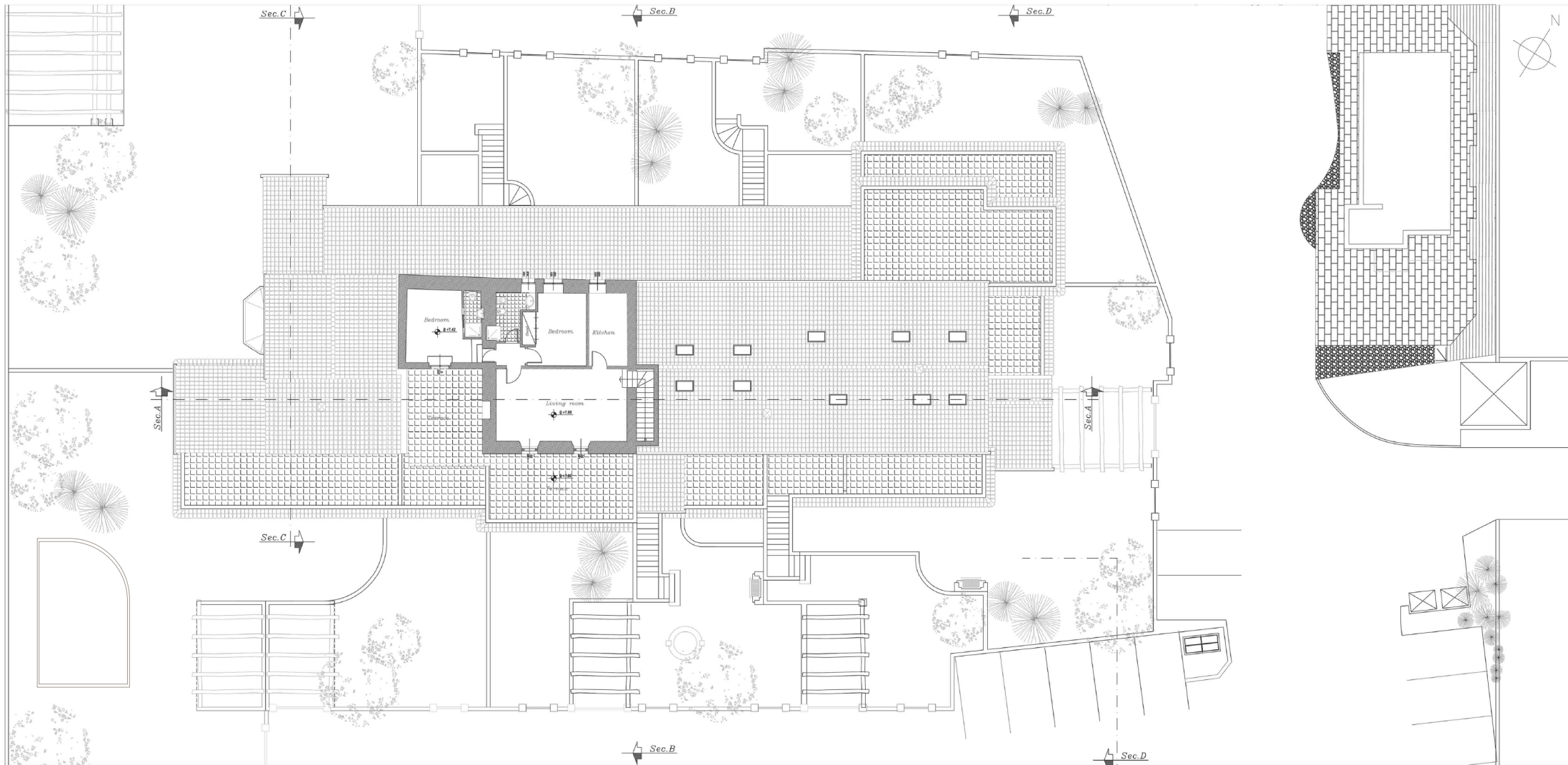
plan first floor





LA MASSERIA

Via San Leonardo - Vasto - Abruzzo - ITALY



plan second floor











## UNIT 1



house  
**67 m<sub>2</sub>**

portico  
**40 m<sub>2</sub>**

terrace  
**45 m<sub>2</sub>**

garden  
**309 m<sub>2</sub>**



ground floor



6 people



2 bedrooms



3 beds



2 bathrooms

## The space

Accommodates: 6

Bathrooms: 2

Bedrooms: 2

Garden: 1 private

Beds: 3

Property type: villa

Levels: 2 levels

Portico/balcony: 1 portico, 1 terrace

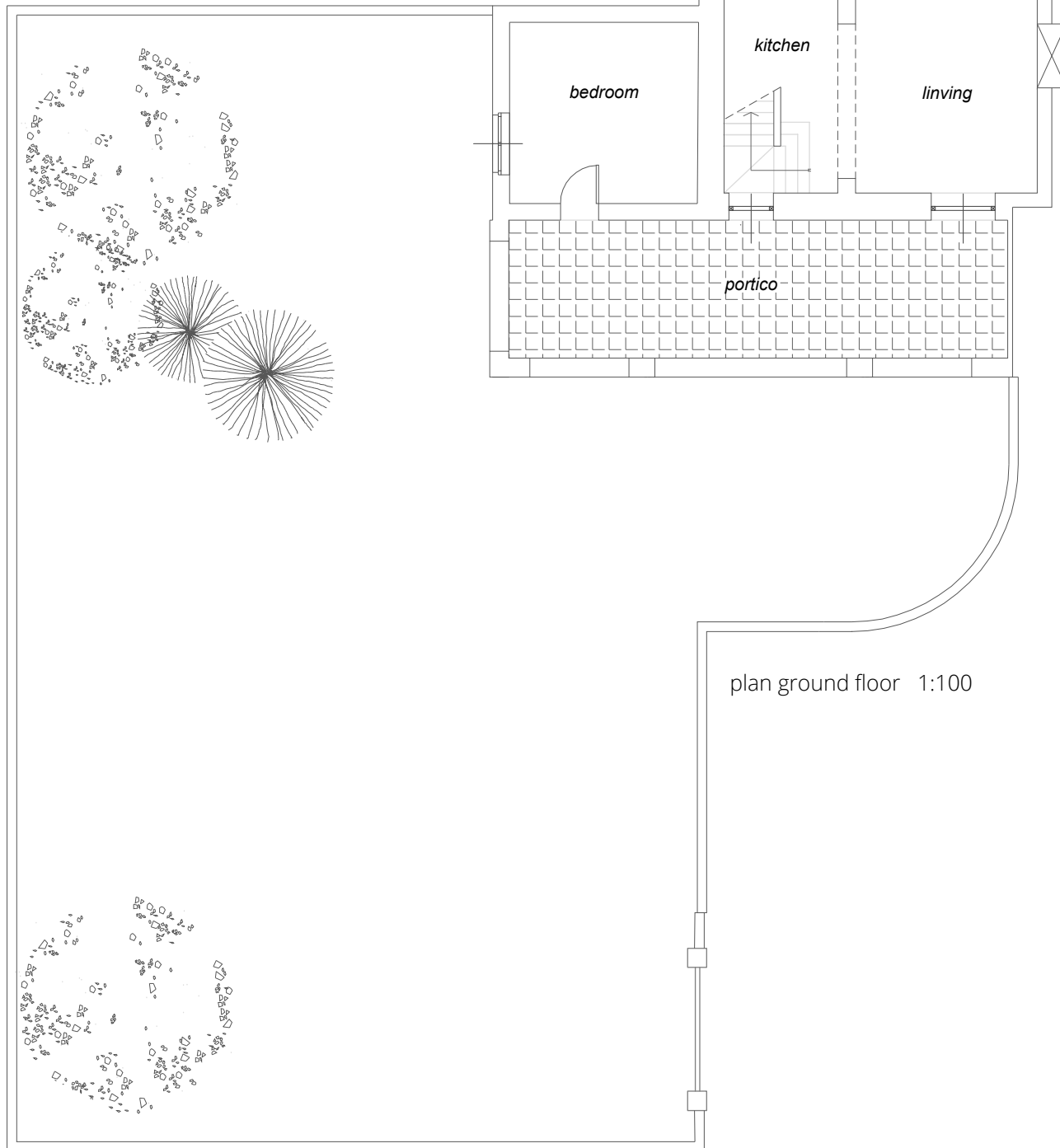






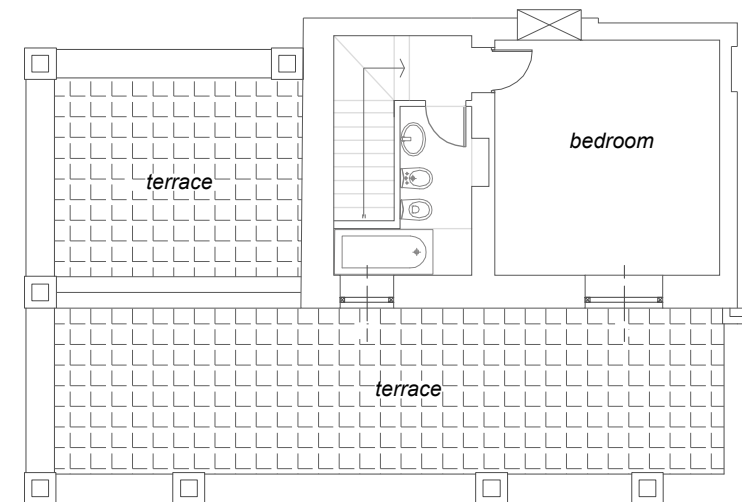


LA MASSERIA



## Unit 1

Via San Leonardo - Vasto - Abruzzo - ITALY



plan first floor 1:100



## UNIT 2



house  
122 m<sub>2</sub>

portico  
31 m<sub>2</sub>

terrace  
18 m<sub>2</sub>

garden  
118 m<sub>2</sub>



ground floor



6 people



2 bedrooms



3 beds



2 bathrooms

## The space

Accommodates: 6

Bathrooms: 2

Bedrooms: 2

Garden: 2 private

Beds: 3

Property type: villa

Levels: 2 levels

Portico/balcony: 2 portici, 2 balcony





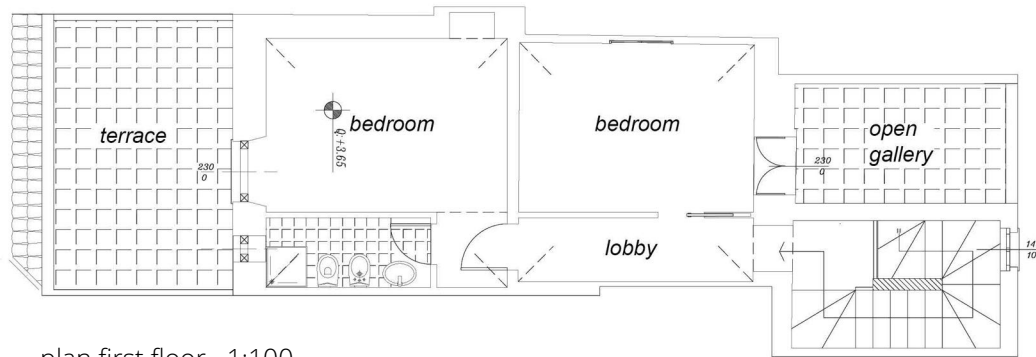




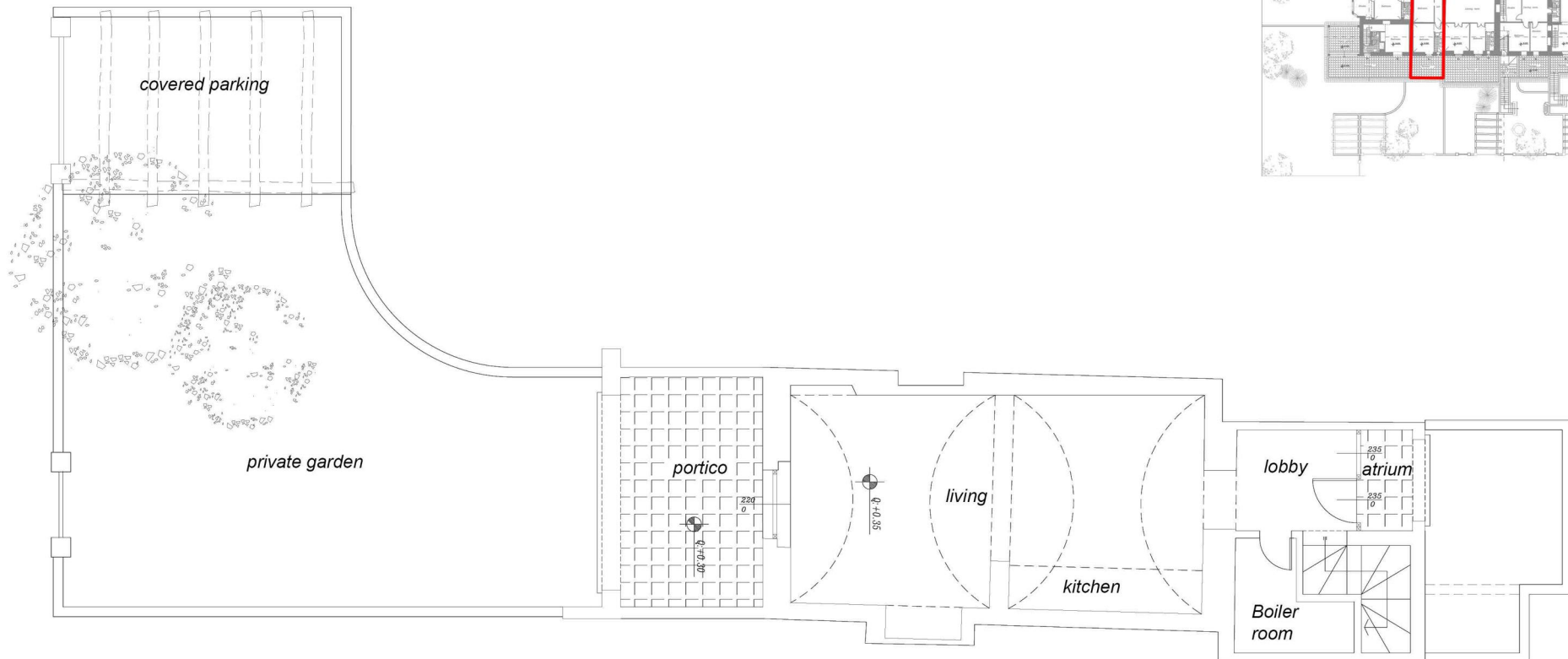
LA MASSERIA

## Unit 2

Via San Leonardo - Vasto - Abruzzo - ITALY



plan first floor 1:100



plan ground floor 1:100





## UNIT 3



house  
60 m<sub>2</sub>

portico  
66 m<sub>2</sub>

garden  
90 m<sub>2</sub>



ground floor



4 people



1 bedroom



2 beds



1 bathroom

## The space

Accommodates: 4

Bathroom: 1

Bedroom: 1

Garden: 2 private

Beds: 2

Property type: flat

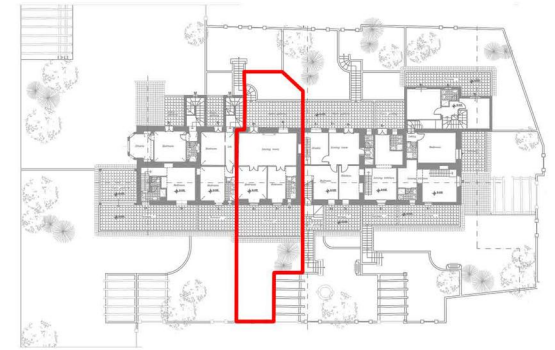
Level: 1 level

Portico/balcony: 2 portici









plan ground floor 1:100



## UNIT 4



house  
**114 m<sub>2</sub>**

portico  
**20 m<sub>2</sub>**

terrace  
**62 m<sub>2</sub>**

garden  
**95 m<sub>2</sub>**



2nd floor



6 people



3 bedrooms



3 beds



2 bathrooms

### The space

Accommodates: 6

Bathrooms: 2

Bedrooms: 3

Garden: 1 private

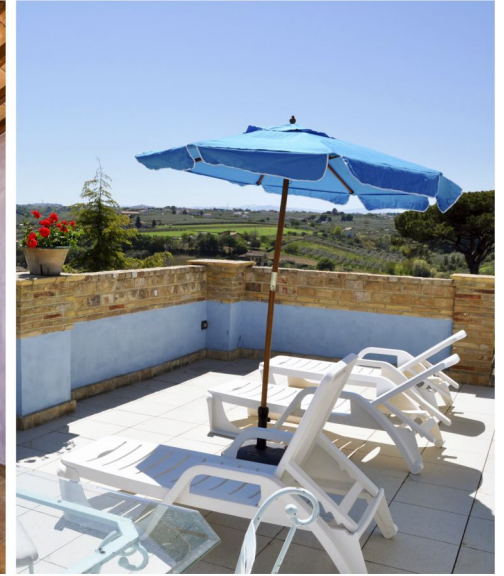
Beds: 3

Property type: flat

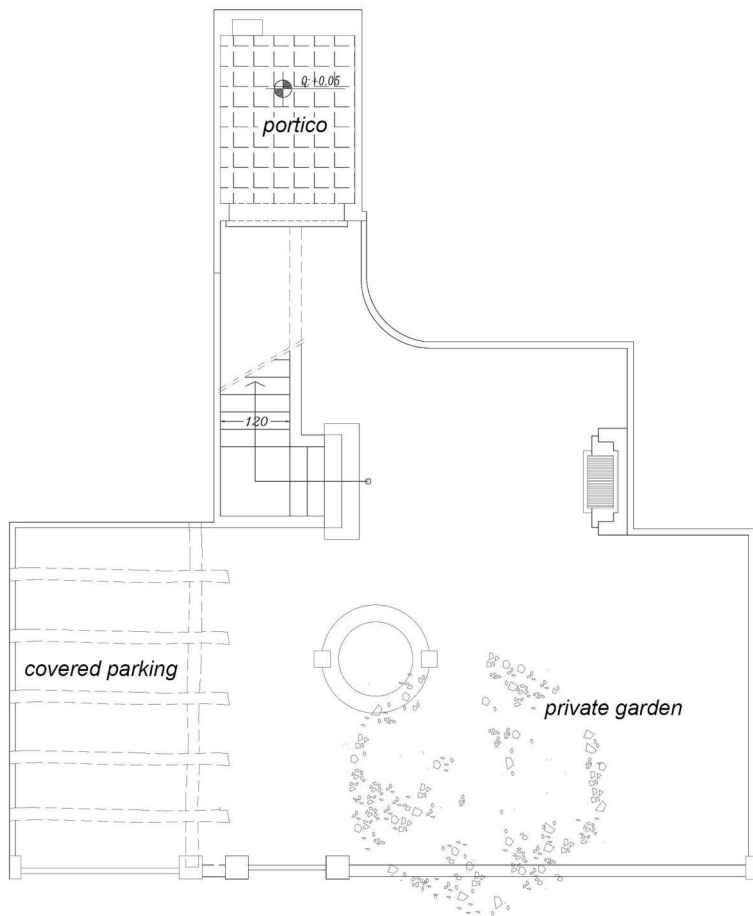
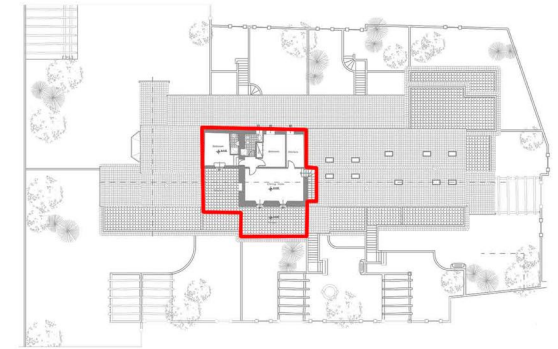
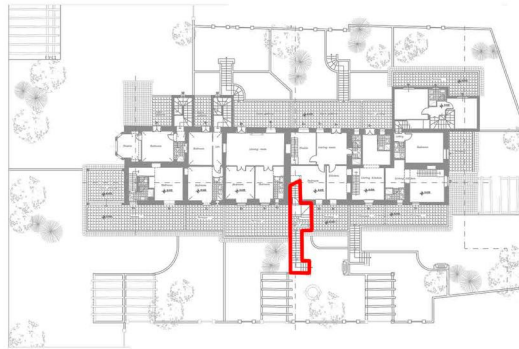
Level: 1 level

Portico/balcony: 1 portico, 1 terrace

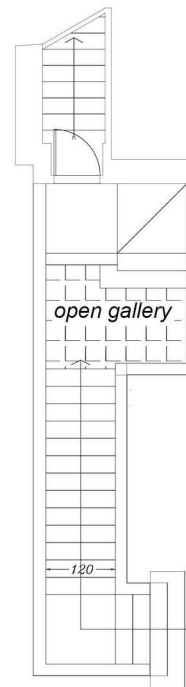




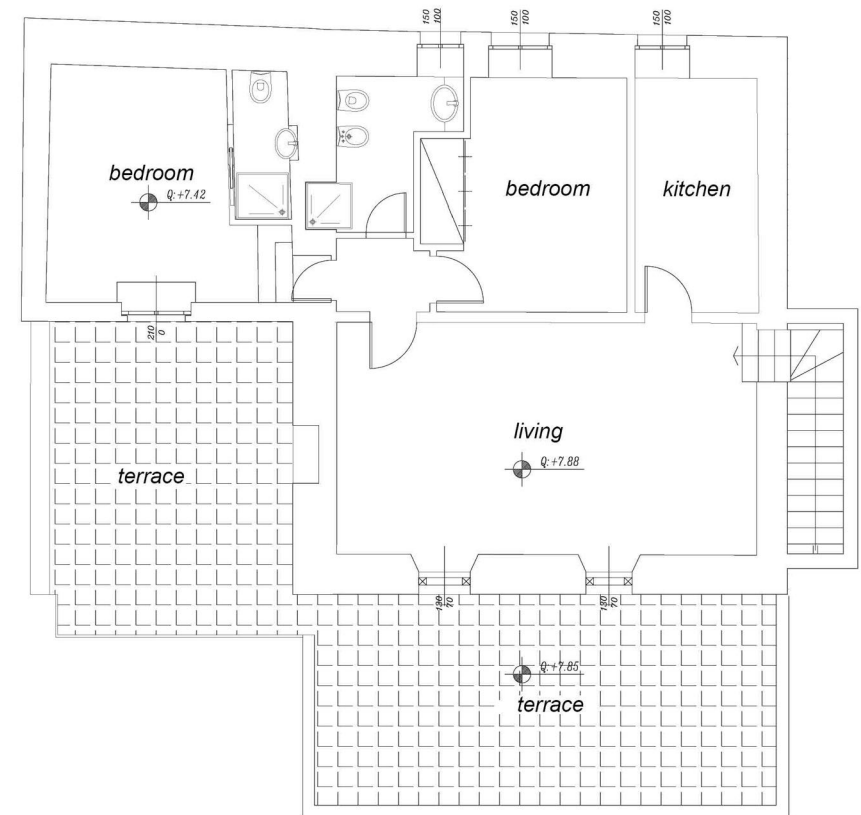




plan ground floor 1:100



plan first floor 1:100



plan second floor 1:100



## UNIT 5



house  
**74 m<sub>2</sub>**

portico  
**15 m<sub>2</sub>**

terrace  
**6 m<sub>2</sub>**

garden  
**44 m<sub>2</sub>**



1st floor



6 people



2 bedrooms



3 beds



1 bathroom

### The space

Accommodates: 6

Bathroom: 1

Bedrooms: 2

Garden: 1 share

Beds: 3

Property type: duplex

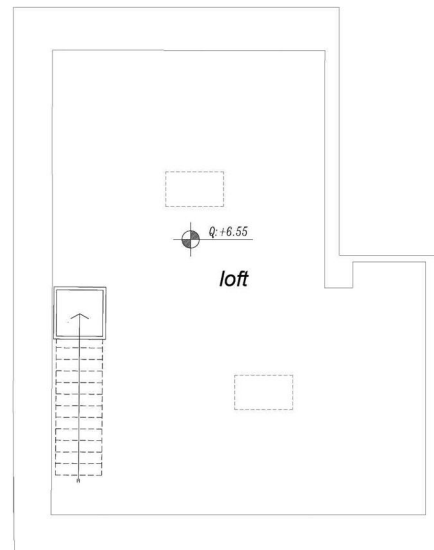
Levels: 2 levels

Portico/balcony: 1 portico, 1 terrace

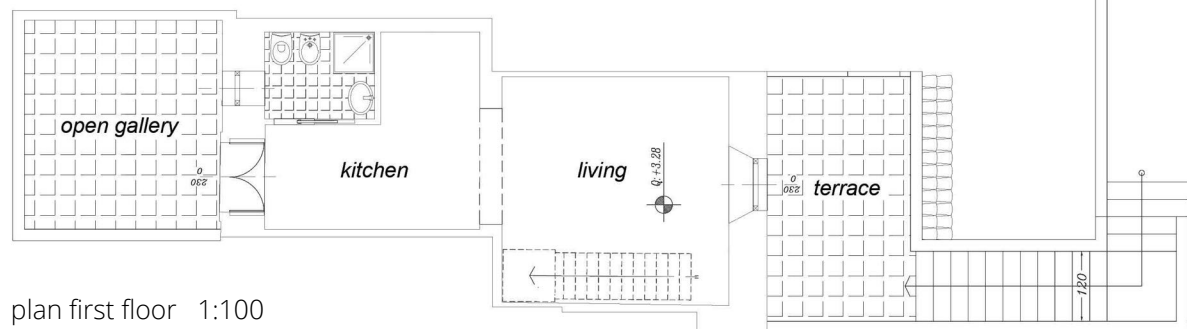
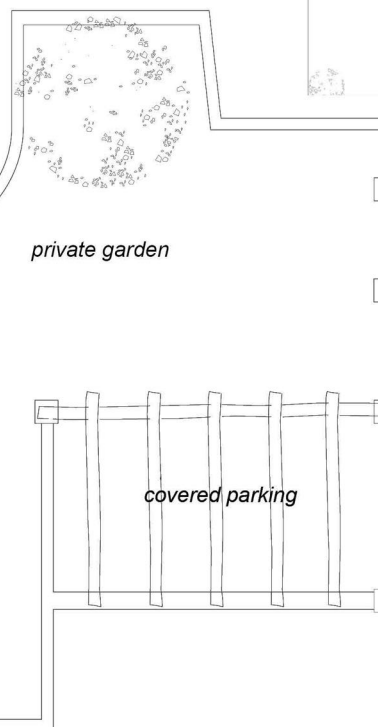








plan second floor 1:100



plan first floor 1:100



## UNIT 6



house  
69 m<sub>2</sub>

terrace  
28 m<sub>2</sub>

garden  
44 m<sub>2</sub>



1st floor



6 people



2 bedrooms



3 beds



1 bathroom

### The space

Accommodates: 6

Bathroom: 1

Bedrooms: 2

Garden: 1 share

Beds: 3

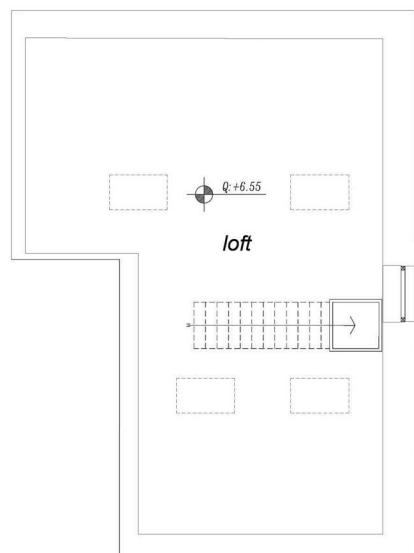
Property type: duplex

Levels: 2 levels

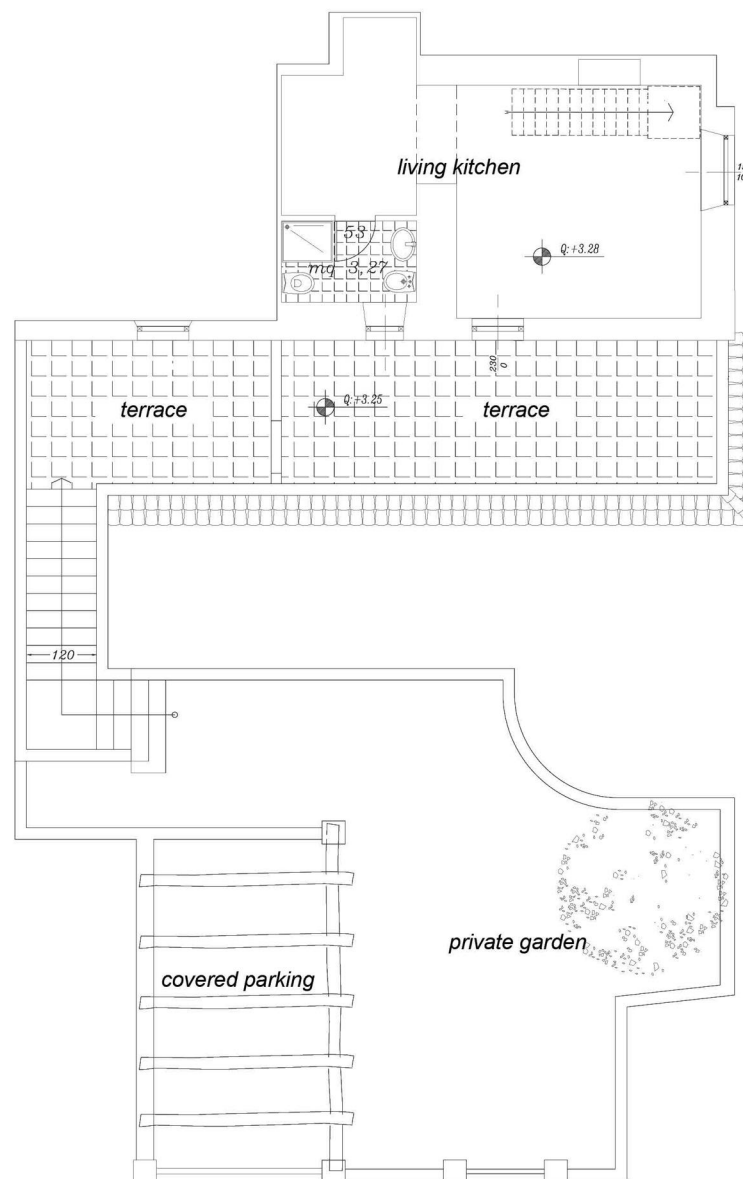
Portico/balcony: 1 terrace







plan second floor 1:100



plan first floor 1:100





## UNIT 7



house  
76 m<sub>2</sub>

portico  
32 m<sub>2</sub>

garden  
128 m<sub>2</sub>



ground floor



4 people



1 bedroom



2 beds



1 bathroom

### The space

Accommodates: 4

Bathroom: 1

Bedroom: 1

Garden: 1 private

Beds: 2

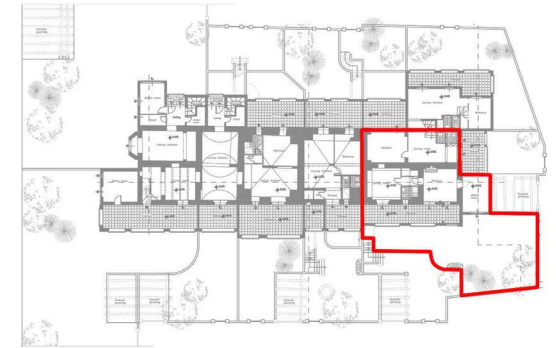
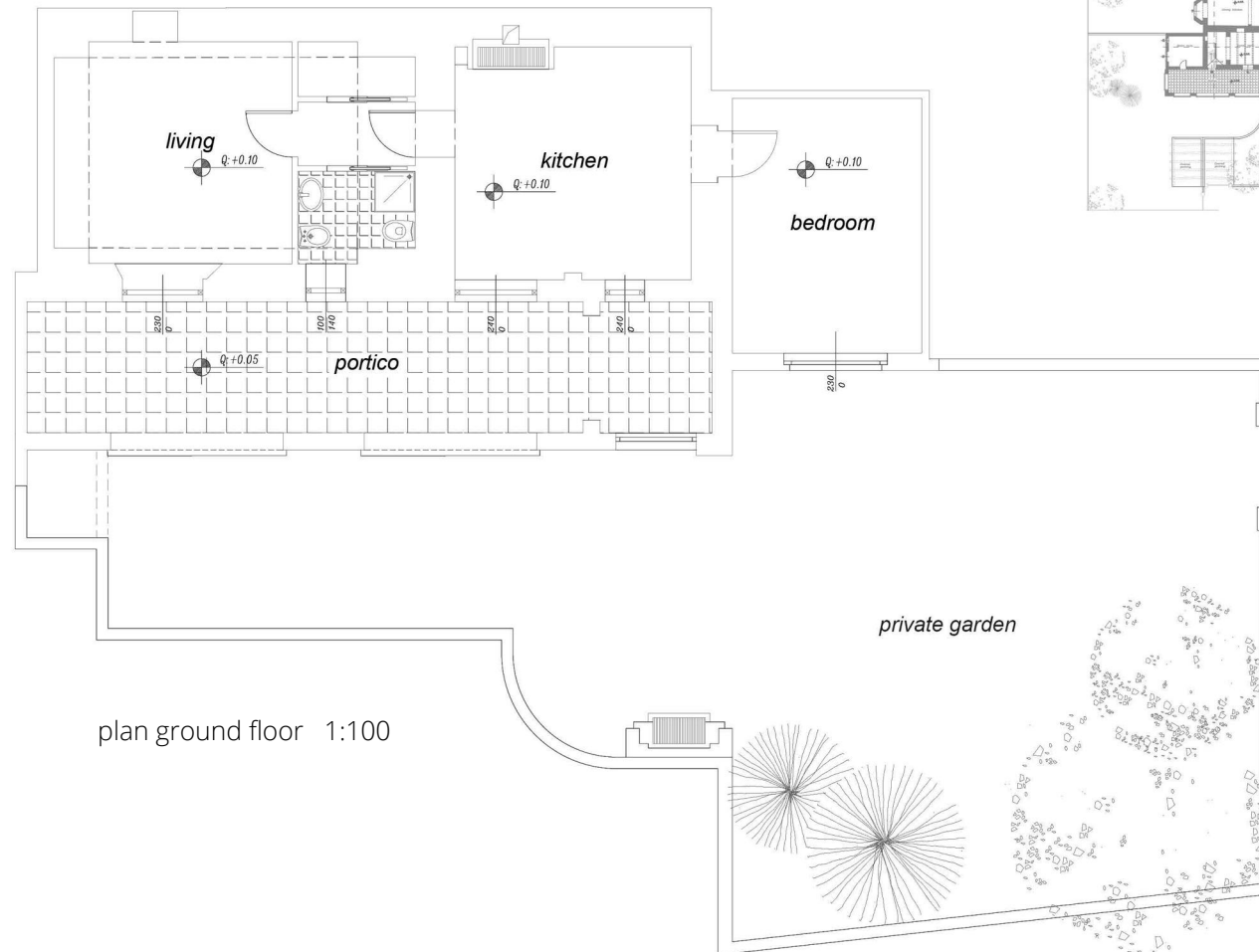
Property type: flat

Level: 1 level

Portico/balcony: 1 portico







## UNIT 8



house  
**84 m<sub>2</sub>**

portico  
**38 m<sub>2</sub>**

terrace  
**18 m<sub>2</sub>**

garden  
**87 m<sub>2</sub>**



ground floor



4 people



1 bedroom



2 beds



1 bathroom

### The space

Accommodates: 4

Bathroom: 1

Bedroom: 1

Garden: 2 private

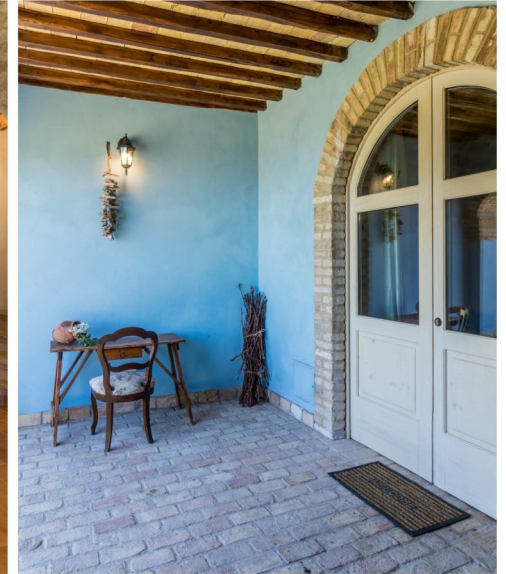
Beds: 2

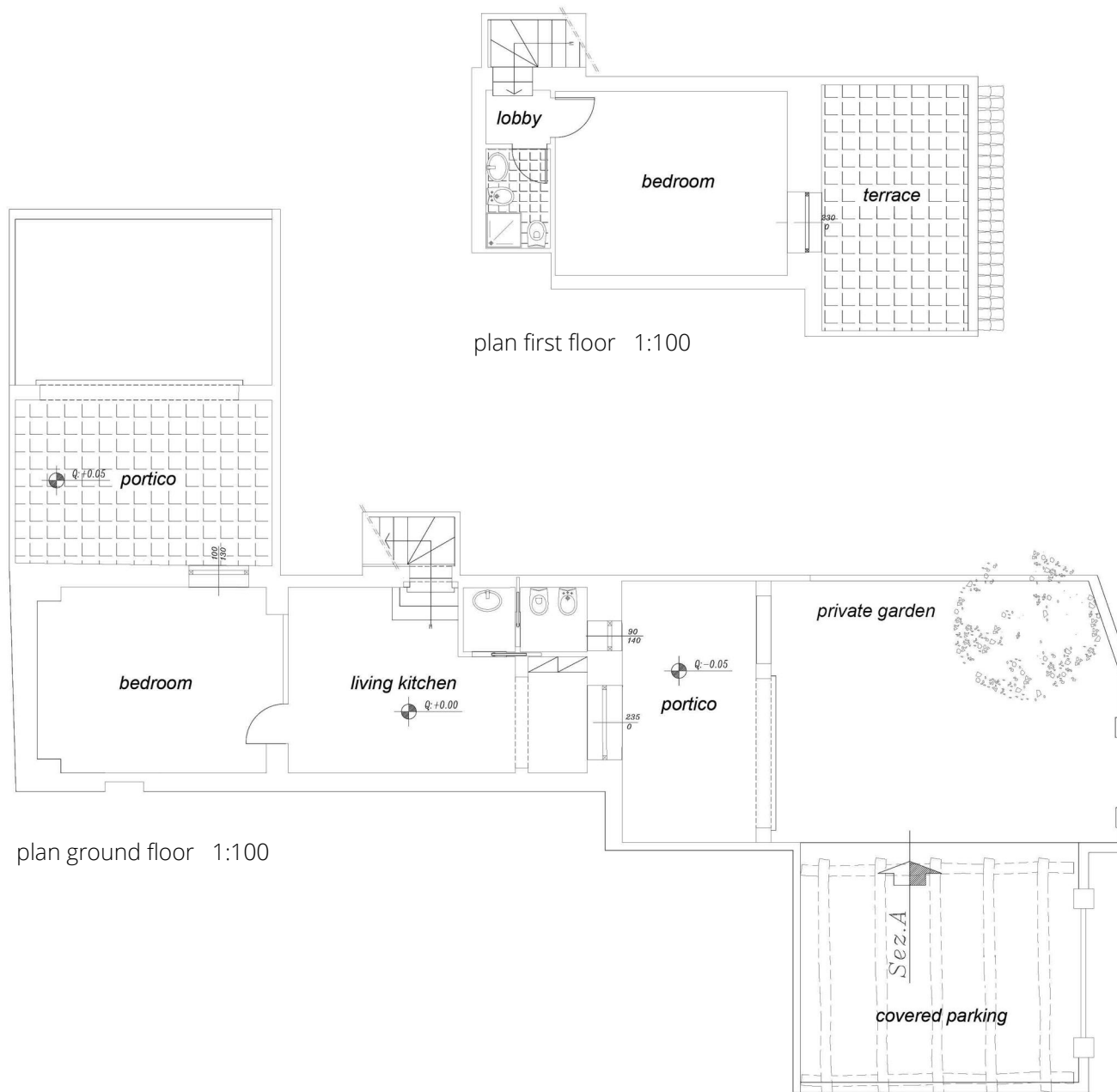
Property type: Villa

Level: 2 levels

Portico/balcony: 2 portici, 1 terrace

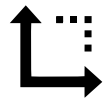








## UNIT 9/10



house  
104 m<sub>2</sub>

portico  
25 m<sub>2</sub>

terrace  
25 m<sub>2</sub>

garden  
130 m<sub>2</sub>



ground floor



4 people



2 bedrooms



2 beds



2 bathrooms

### The space

Accommodates: 4

Bathrooms: 2

Bedrooms: 2

Garden: 1 private

Beds: 2

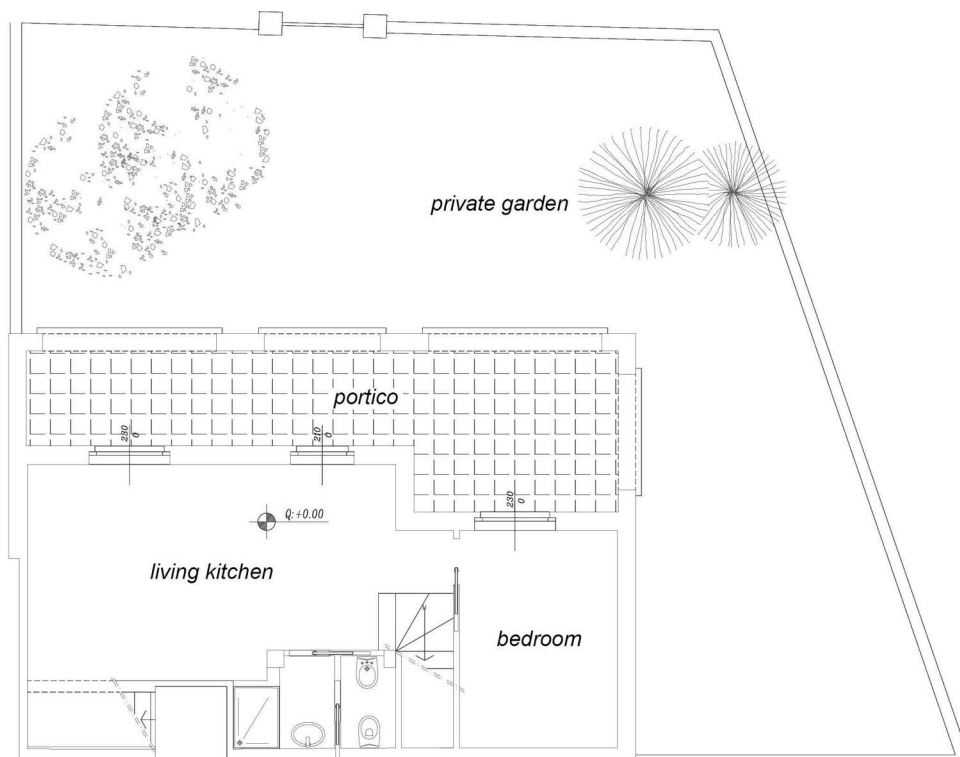
Property type: Villa

Level: 3 levels

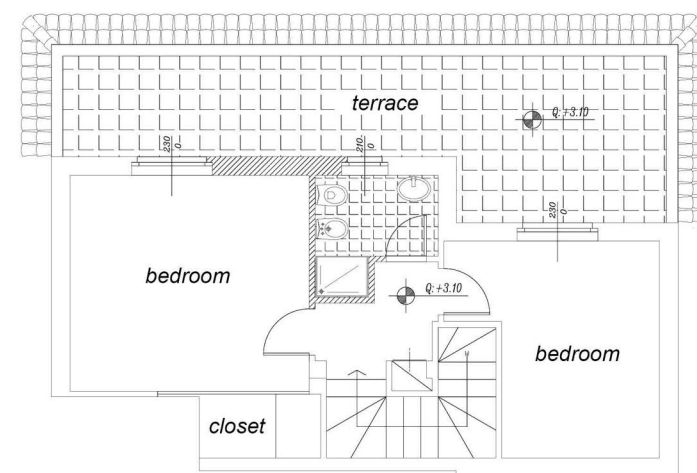
Portico/balcony: 1 portico, 2 terrace







plan ground floor 1:100



plan first floor 1:100

## UNIT 11/12



house  
72 m<sub>2</sub>

portico  
31 m<sub>2</sub>

terrace  
15 m<sub>2</sub>

garden  
37 m<sub>2</sub>



1st floor



6 people



3 bedrooms



3 beds



2 bathrooms

### The space

Accommodates: 6

Bathrooms: 2

Bedrooms: 3

Garden: 1 private

Beds: 3

Property type: duplex

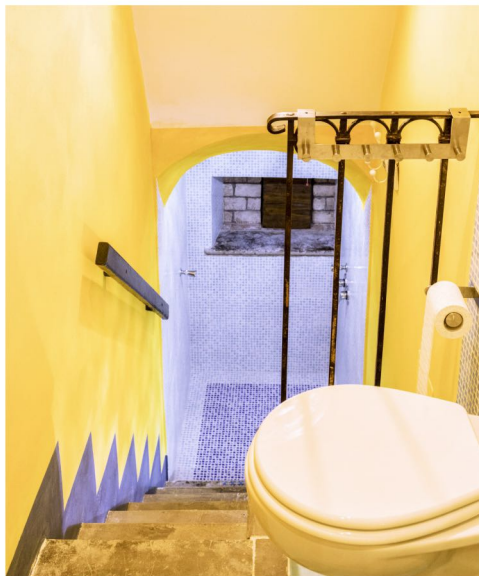
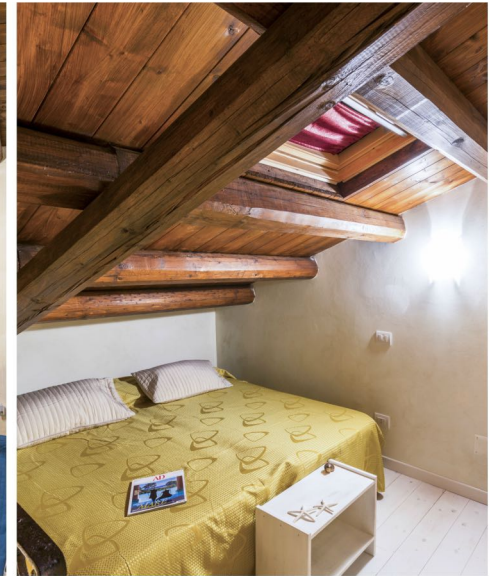
Level: 2 levels

Portico/balcony: 1 portici, 1 terrace

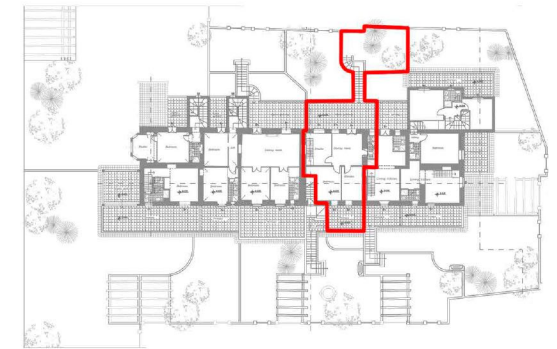
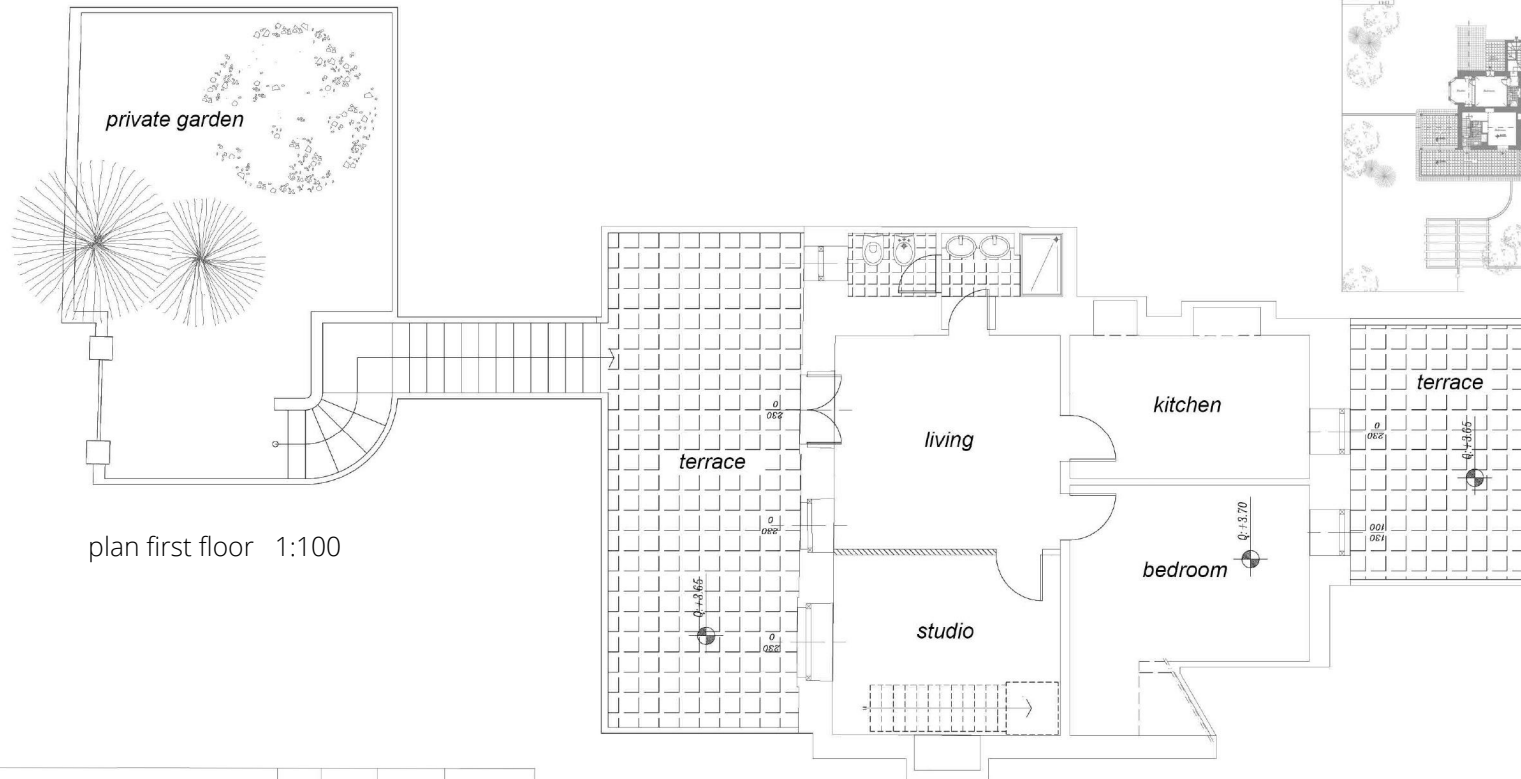




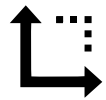








## UNIT 13



house  
**66 m<sub>2</sub>**

portico  
**46 m<sub>2</sub>**

garden  
**76 m<sub>2</sub>**



ground floor



4 people



1 bedroom



2 beds



1 bathroom

### The space

Accommodates: 4

Bathroom: 1

Bedroom: 1

Garden: 2 private

Beds: 2

Property type: flat

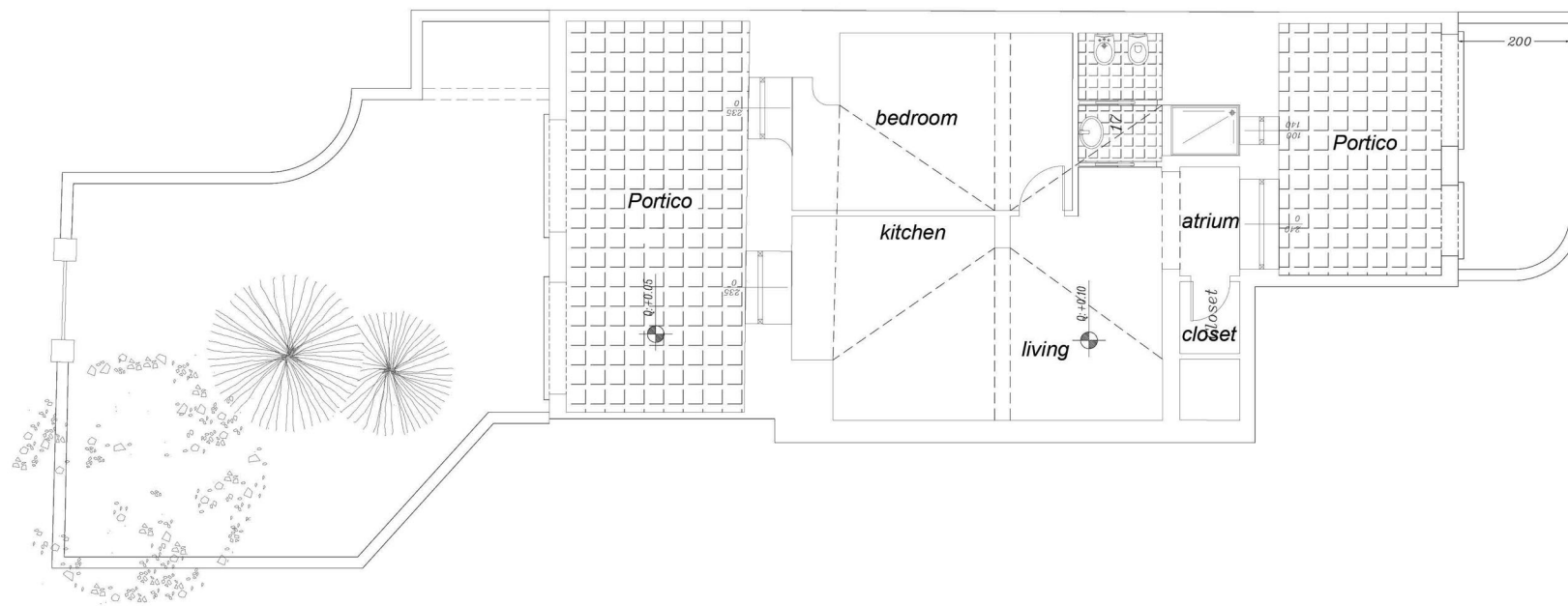
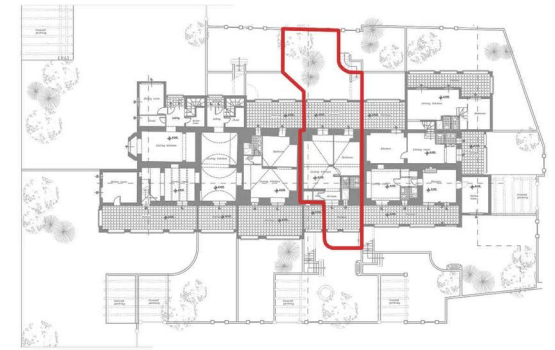
Level: 1 level

Portico/balcony: 2 portici









plan ground floor 1:100



## UNIT 14



house  
70 m<sub>2</sub>

portico  
65 m<sub>2</sub>

garden  
31 m<sub>2</sub>



1st floor



4 people



2 bedrooms



2 beds



1 bathroom

### The space

Accommodates: 4

Bathroom: 1

Bedrooms: 2

Garden: 1 private

Beds: 2

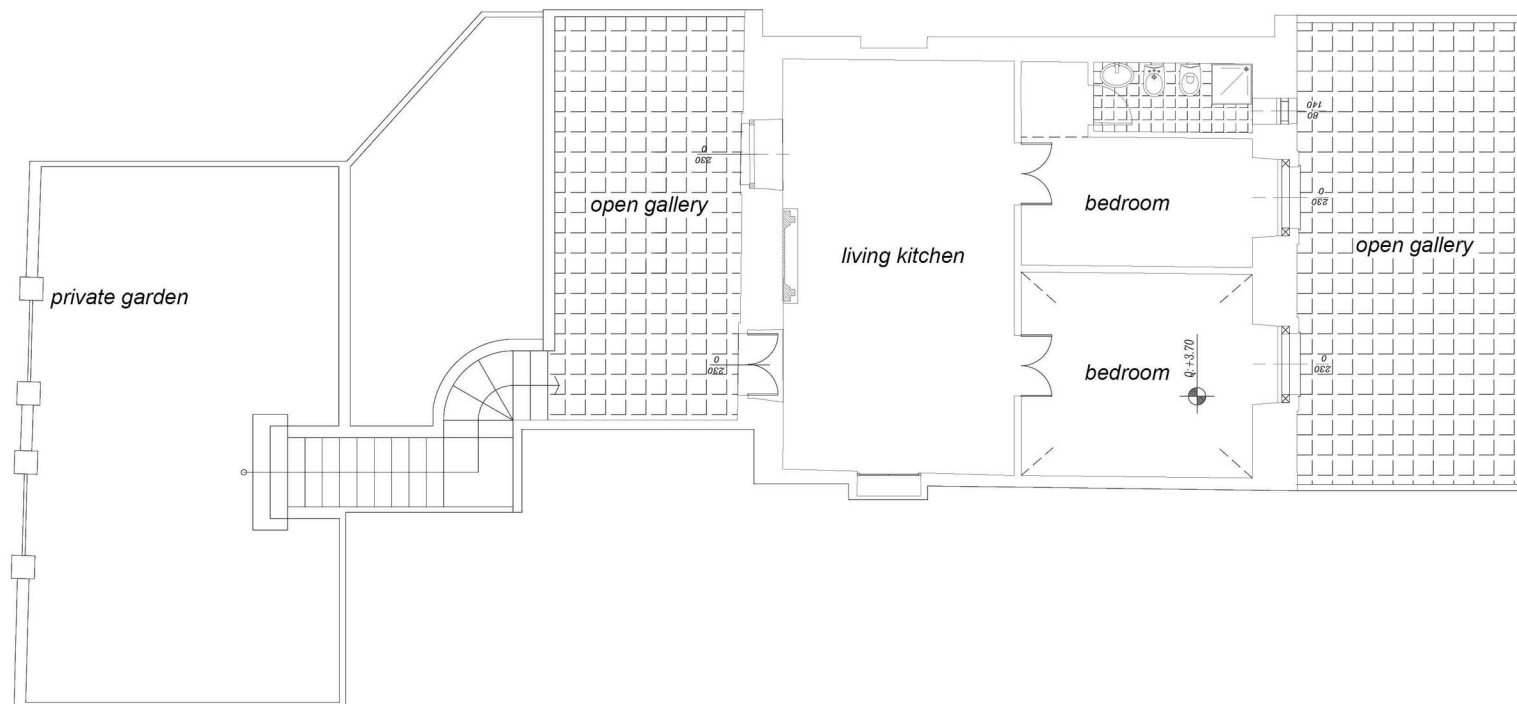
Property type: flat

Level: 1 level

Portico/balcony: 2 portici







plan first floor 1:100

## UNIT 15



house  
**126 m<sub>2</sub>**

portico  
**4 m<sub>2</sub>**

terrace  
**10 m<sub>2</sub>**

garden  
**410 m<sub>2</sub>**



ground floor



6 people



2 bedrooms



2 beds



1 bathroom

### The space

Accommodates: 6

Bathroom: 1

Bedrooms: 2

Garden: 1 private

Beds: 3

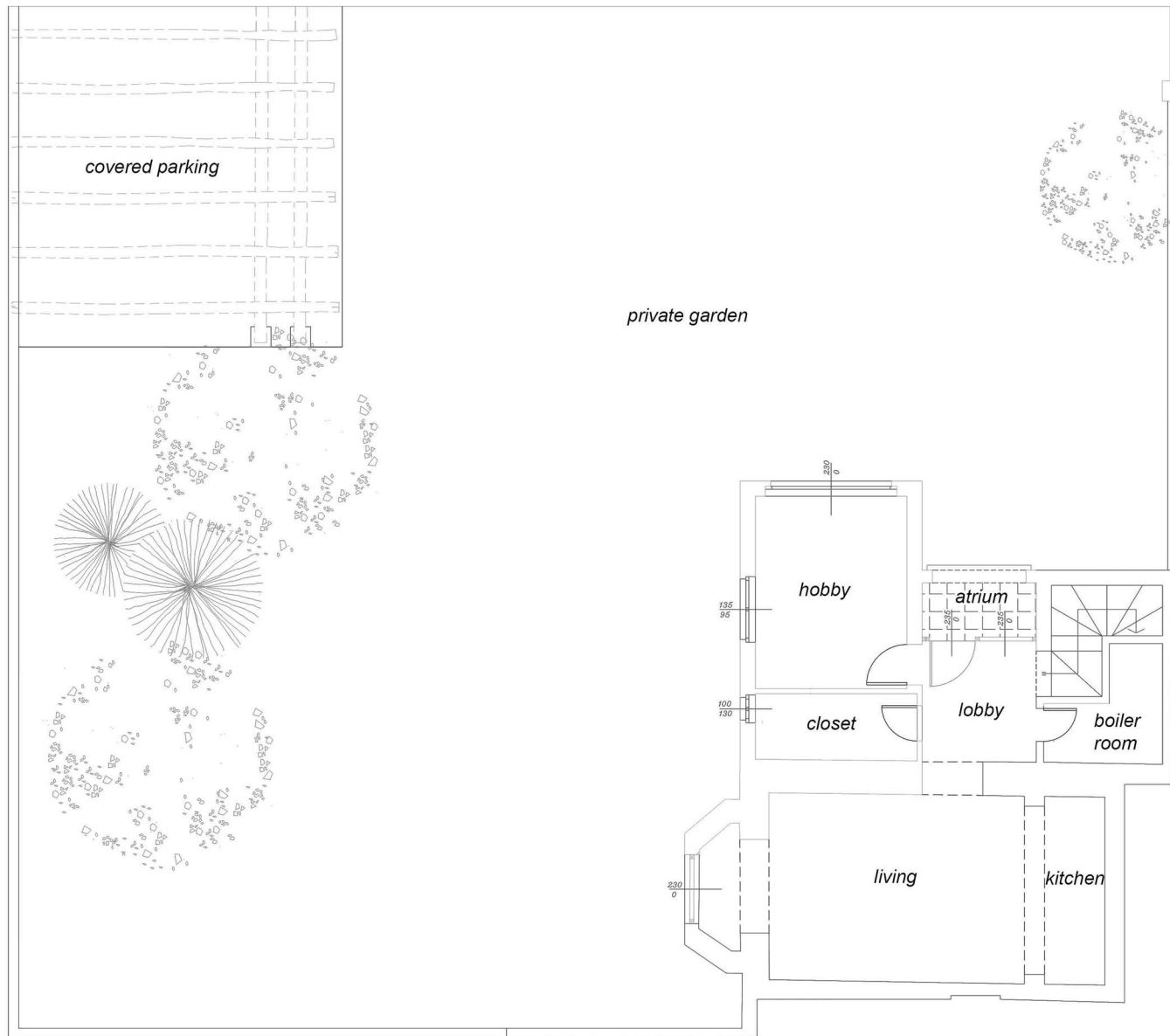
Property type: Villa

Level: 2 levels

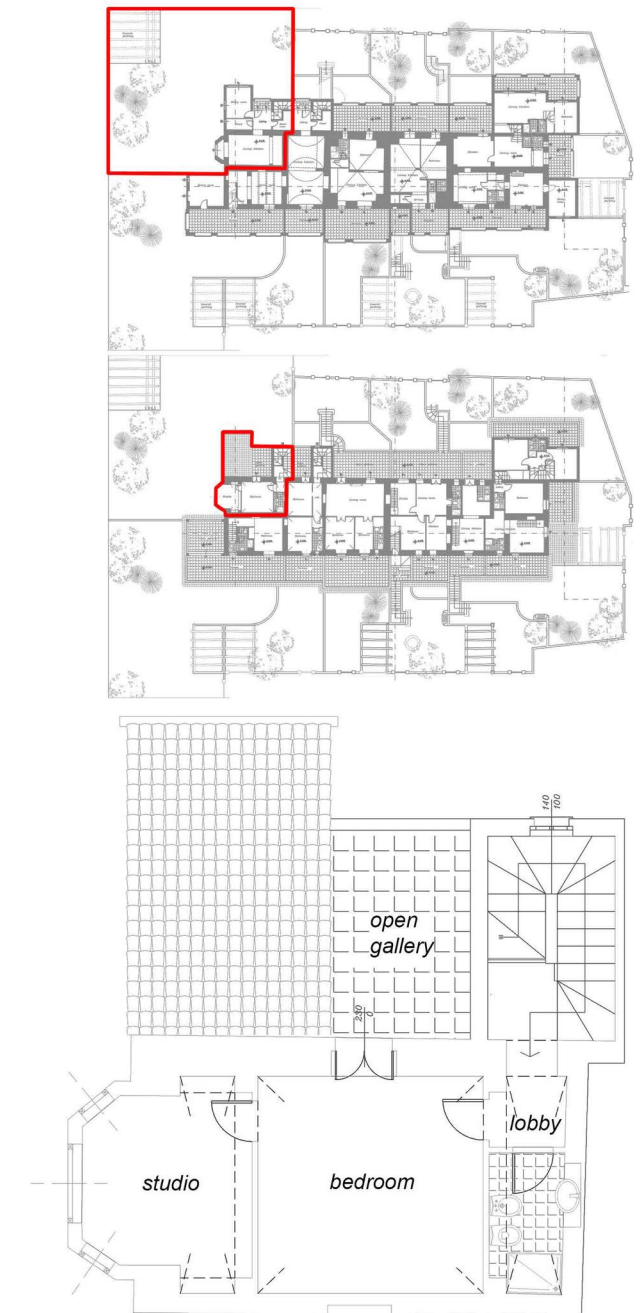
Portico/balcony: 1 portico







plan ground floor 1:100



plan first floor 1:100





LA MASSERIA

## International contact

Mr. Pendenza Matteo

Phone: +39 392 1217857

Phone: +44 7730 735475

pendenzamatteo@gmail.com

## Italian contact

MAG Costruzioni s.r.l.

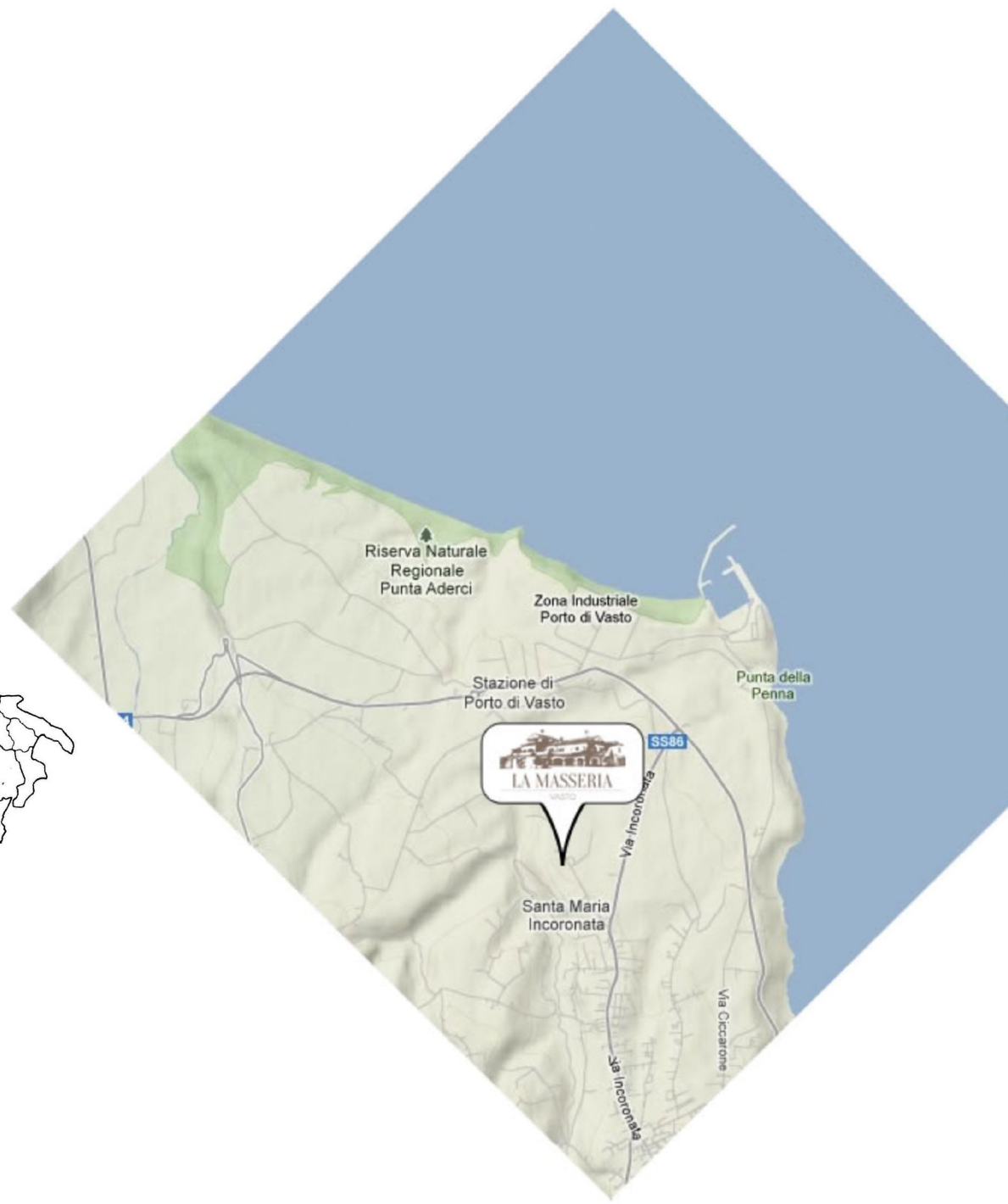
Via Cav. di Vittorio Veneto 36a

Avezzano (AQ) Italy

Phone: +39 335 7297331

[www.lamasseriavasto.it](http://www.lamasseriavasto.it)

[lamasseriavasto@gmail.com](mailto:lamasseriavasto@gmail.com)





LA MASSERIA

VASTO

[www.lamasseriavasto.it](http://www.lamasseriavasto.it)