

**BRIGHT**



DOMAINE DE LAVAGNAC

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### **LUXURY DEVELOPMENT REVEALS ITS ECO CREDENTIALS**

If the idea of eco-friendly living conjures up pictures of camping out under canvas by a stream, eating lentils and wearing leather sandals, then you may be surprised to find that luxury and a green conscience are no longer mutually exclusive.

At Domaine de Lavagnac, the new €500 million golf and spa resort in Languedoc-Roussillon in the South of France, sustainability is at very the heart of the design.

Centred around a 17<sup>th</sup> chateau, the development featuring a stylish range of residential properties and a five star hotel, is located in one of the most unspoiled parts of France, something which the developers the Frere Group are determined to protect.

Chairman of the Frere Group Charles Cox explained: "The reason we fell in love with Domaine de Lavagnac was its idyllic setting, with 192 hectare of vines, olive groves and woodland surrounding a fairytale chateau, known by locals as the Versailles of Languedoc.

“We were determined not only to restore the chateau to its former glory but to make sure that any work we did would enhance the natural environment rather than detract from it.”

Plans for the development were drawn up to adapt to the existing terrain, minimising earth moving and using natural materials where possible, with vegetation covered roofs, stone and wood cladding and landscaping around the buildings all helping to ensure the development blends seamlessly with the surroundings.

To ensure the carbon footprint of the project is as small as possible, the Frere Group are, wherever possible, using locally sourced materials, with the stone being used in the construction of the luxury villas and apartments coming from a quarry 10km away. The same stone was used in the original construction of the chateau.

Frere Group also plans to use European woods for internal flooring, rather than cheaper imports from Asia.

Each of the homes, which range from contemporary two bedroom apartments to luxurious five bedroom villas with private pools, has been designed to be as energy efficient as possible with extensive use of low energy lights (LEDs) and high efficiency appliances with auto cut off on heating, cooling, lighting and appliances where appropriate.

Renewable energy sources are used extensively for heating, cooling and hot water: aero-thermal heat pump for main central buildings, and solar heating and air conditioning or wood burning stoves for the accommodation buildings.

Sustainability doesn't just extend to construction techniques, the restaurants in the five star hotel and golf club will use local seasonal produce rather than imports.

Charles added: "This won't exactly be a hardship for our chefs as the Languedoc produces some of the finest food in the world with fantastic cheeses, apricots, olives, figs, enjoyed with wine produced from the Chateau's own vineyards.

"We are not just paying lip service to green values at Domaine de Lavagnac, we believe the measures we have put in place will make an important and positive contribution to the quality of life of the residents here."

Food waste will be composted on site and used to fertilise the gardens which will use local species adapted to the environment which require minimal watering.

It's not just the fairways on the 18 hole international golf course that will be green at the Domaine - The Frere Group is incorporating as many eco-friendly features in the course as possible, right down to that fairway grass, which will be a drought-tolerant strain requiring minimum watering.

The golf course at Domaine de Lavagnac is due to be completed in the Autumn of 2011, at the same time as the first phase of properties.

Perhaps surprisingly, saving the planet doesn't cost the earth, buyers can currently cash in on a stylish two bedroom ground floor apartment priced

at €430,000, for a deposit of just €36,000. With the special 25 year leaseback scheme on offer from The Frere Group buyers will be entitled to a French government TVA rebate of €70,000, bringing the purchase price of the property down to €360,000. Adding to the attraction, buyers have a guaranteed yearly rental income of 7%, giving an annual yield of €25,200, which will cover the 5% fixed mortgage AND pay the maintenance costs on the property over the 25 year leaseback period.

This scheme has proved so popular with buyers that in the first eight weeks since the first phase of homes were released, over 60 properties have already been reserved at Domaine de Lavagnac.

This €500 million golf retreat will offer a wealth of amenities including a golf academy beside the golf course, a state-of-the-art spa, tennis courts, swimming pools, plus a tempting selection of gourmet restaurants, a conference centre that can accommodate up to 500 people, a 70 suite hotel in the chateau that will be operated by "The Address" deluxe brand – which had just won an award for The Best New Hotel Group In The World, plus a selection of exclusive retail shops.

The location is also ideal, less than 15 minutes drive from the Mediterranean coast and its wonderful white sandy beaches where Lavagnac will run their very own exclusive Beach Club and just 30 minutes from France's most popular city, Montpellier.

There are five international airports within an hour's drive from Domaine de Lavagnac, offering a choice of low cost flights to this luxurious holiday destination.

For buyers interested in securing their ideal place in the sun at this idyllic South of France development, and for further information on the unique 25 year guaranteed leaseback scheme on offer from The Frere Group, contact the Domaine de Lavagnac UK office on 0870 6265269 or visit the website at [www.domainedelavagnac.com](http://www.domainedelavagnac.com).

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