

Fall under the spell
of the southern French lifestyle

LES COTTAGES DU LAC DE JOUARRES



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The countryside in all its glorious variety and a stunning lake



The area around Olonzac boasts many hidden gems. One of them is the Lac de Jouarres, which boasts glorious scenery – just the spot to cool down during the heat of the summer. The Cottages du Lac de Jouarres is located just a few minutes' walk from the lakeshore. Holiday home-owners here are well-placed to enjoy the peace and quiet of their surroundings, not to mention the enviable rural lifestyle of the Minervois region.



There's a real buzz in the air at the Lac de Jouarres

When the weather turns warmer, it's a great time to enjoy the many and varied family activities on offer by the lakeside. The great outdoors is the ideal backdrop to the joys of just having fun: swimming (lifeguard on duty during the summer), sunbathing, fishing, sailing and water sports. The facilities on site include a small harbour, a yacht club and a restaurant. If you like walking and hiking, you'll love the trail around the lake and the Canal du Midi towpath, just a stone's throw away.



Gourmet getaway

Head off on a fun-packed foodie voyage of discovery around the Minervois! Foie gras, truffles, seafood, local fruit and vegetables and more await... From regional specialities to the best of local produce, Languedoc boasts an amazingly diverse culinary heritage. Naturally, there's a local wine to suit every flavour and dish.

Live the Minervois life to the full



On the road to the Med, nestling between the bustling cities of Toulouse and Montpellier, the stunningly-beautiful Minervois area offers a succession of glorious vistas composed of hills, vineyards and age-old, wonderfully-preserved Occitan villages. Where the départements of Aude and Hérault meet, earth and water, plains and rolling hills combine to create a rich, pleasingly-harmonious tapestry of breathtaking view.



The peace and quiet of the Minervois countryside is just a short trip away from both the larger cities of the Occitanie region and the beaches around Narbonne. The rich past of the local area is in some ways a reflection of the wider story of France as a whole. Little by little, from the walled town of Carcassonne to Cathar castles, the Abbey of Fontfroide and the network of old Roman roads, explore the amazing heritage and sights of a truly fascinating region.

Want to get away from it all?

Discover Olonzac, the capital of the Minervois

The worthy capital of the Minervois region, the former royal city of Olonzac is an important centre with an extensive rural hinterland. This small village of 1,700 inhabitants boasts a busy town centre, many shops and one of the finest traditional markets in the entire region.



By the water's edge

The water has been gently flowing under the bridges of the nearby Canal du Midi since the 17th century! You can stroll or cycle along the towpath or else take your cue from the canal's unhurried waters and take it easy on a canal boat or cabin cruiser for what is sure to be an unforgettable voyage!

An ultra-trendy home

Cottages du Lac de Jouarres chalets are constructed in France and are of the highest-quality build. They are also covered by a 10-year building warranty. Several floor-plans are available, all meet the requirements of the French RT 2012 buildings energy performance regulation.

- ▶ Two to four bedrooms and a garden
- ▶ Chalet surface area between 32 and 75 m²
- ▶ Plot surface area between 240 and 416 m²
- ▶ Patio and pergola



Club et espace loisirs

7 COMMUNAL FACILITIES

- ▶ On-site security and caretaker all year-round
- ▶ Well-maintained communal areas and green spaces
- ▶ Heated and covered pool
- ▶ Sauna & Gym
- ▶ Multi-purpose sports facility
- ▶ Club House
- ▶ Property lettings management service or furnished non-commercial property rentals (LMNP)*



Source Google



Cottage T4



Cottage T5 - R+1

MAKE THE MOST OF A TAX-EFFICIENT SOLUTION

For tax purposes, your chalet is classed as an "habitation légère de loisirs". This means you'll pay taxe foncière (property tax) and taxe d'habitation (council tax) at a lower rate. Your property is yours to assign or transfer to another should you so wish and is eligible for certain tax breaks through the LMNP/LMP scheme *

As a member of the UNAM (an association of property development professionals), Nature & Résidence is able to tap into a network of highly-experienced and extremely reliable partners including Premier Plan building and development surveyors, Chalets Fabre and Espace Industrie. Where possible, Nature & Résidence builds its developments using firms and skilled tradespeople based in the local area.

7 KEY ADVANTAGES

- ▶ Your turnkey chalet is ready for you to move in straightaway and is accessible all year round
- ▶ You own the plot as well as the chalet
- ▶ French-built eco-friendly chalet design
- ▶ Building warranty
- ▶ Beautiful natural setting
- ▶ Great value for money and an excellent long-term investment
- ▶ Tax-efficient way of buying property



* Location Meublée Non Professionnelle (furnished non-commercial rental property)

LES COTTAGES DU LAC DE JOUARRES

Route du lac - 34210 OLONZAC

GETTING HERE

BY CAR

Exit 25 (Lézignan-Corbières) on the A9 motorway

BY TRAIN

- Lézignan-Corbières RER station is 12 km distant - 15 min
- Narbonne SNCF station is 30 km away - 32 min

BY AIRPLANE

- Carcassonne Airport is 45 km away - 40 min
- Montpellier Airport is 120 Km distant - 1h25
- Toulouse Airport is at a distance of 140 km - 1h35



NEARBY DESTINATIONS

- A 2 minute drive from the Canal du Midi
- A 2 minute walk from the Lac de Jouarres lake
- Olonzac town centre is 5 minutes by car
- There are shops in Olonzac and Homps, a 3 minute drive

OTHER ATTRACTIONS

- The Parc naturel du Haut Languedoc nature reserve is 10 km distant - 14 min
- The city of Narbonne is 28 km away - 30 min
- The walled town of Carcassonne is 35 km distant - 40 min
- The beaches of Languedoc is 45 km away - 45 min
- Montpellier is 120 km distant - 1h30
- The Spanish border is 1h30 and winter sports resorts is 2h30



OUR CONCEPT : THE HOLIDAY RESORT AND VILLAGE



Choose your own chalet and site

Choose your site, then pick a chalet that's just right for you from a range of different models. Your new turnkey home is 100% hassle-free – it's ready for you to walk into and settle down!



Pure pleasure !

The Holiday Resort and Village has the feel of a real community – and top-quality services to boot. Everything has been done to ensure your comfort and peace of mind. Nature & Résidence also offers a property lettings management service and concierge services (extra fee).



Go on holiday as often as you like !

This Holiday Resort and Village is open all year round. You can live in your chalet – or rent it out – for as long as you want.

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