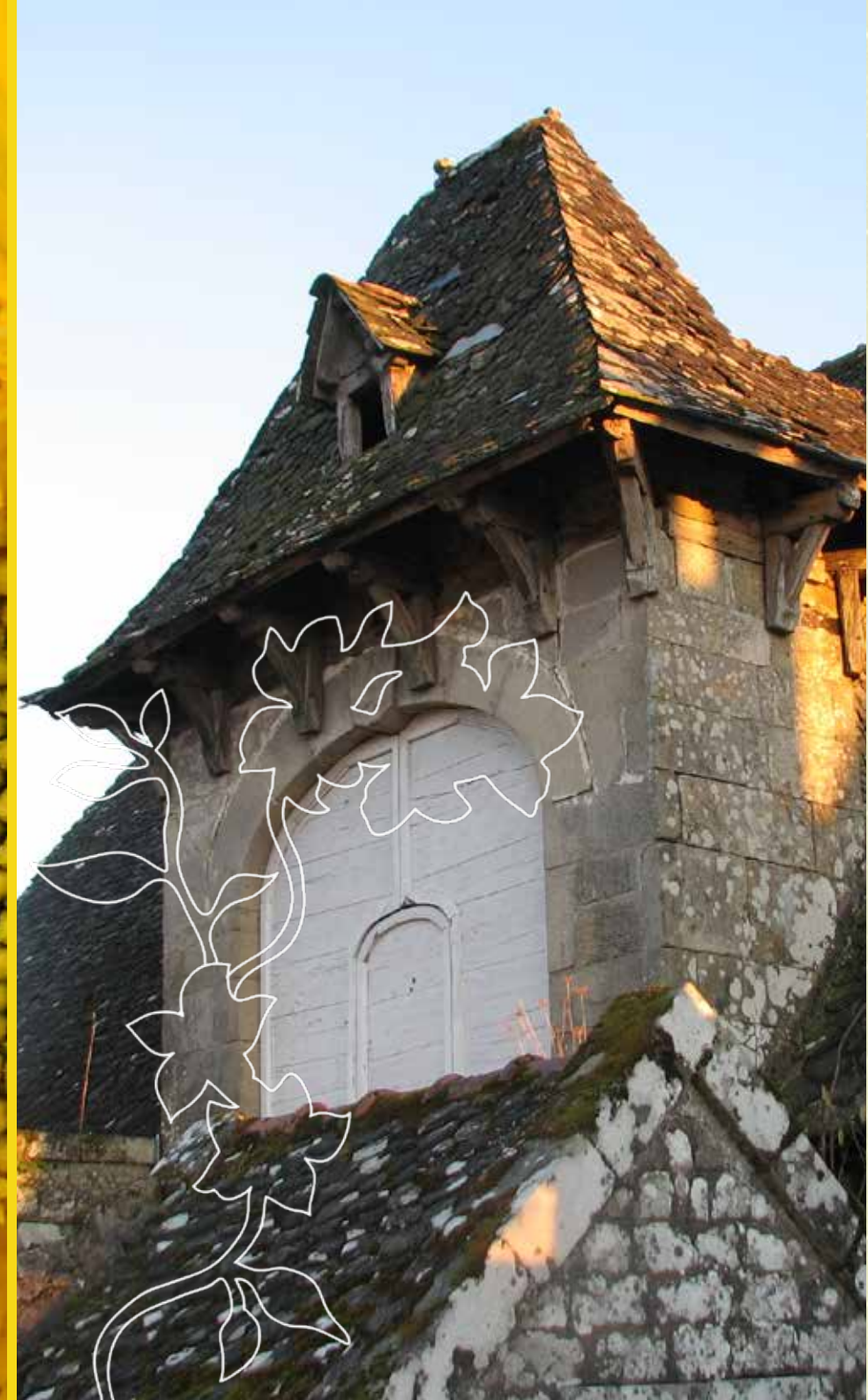




**eco**château  
de Cautine

*first presentation of the plans to  
build an eco-village in France  
May 7 2015*





‘  
**A journey of a thousand smiles  
begins with a single step**

*Lao tzu 604 BC*





# Looking for a different life

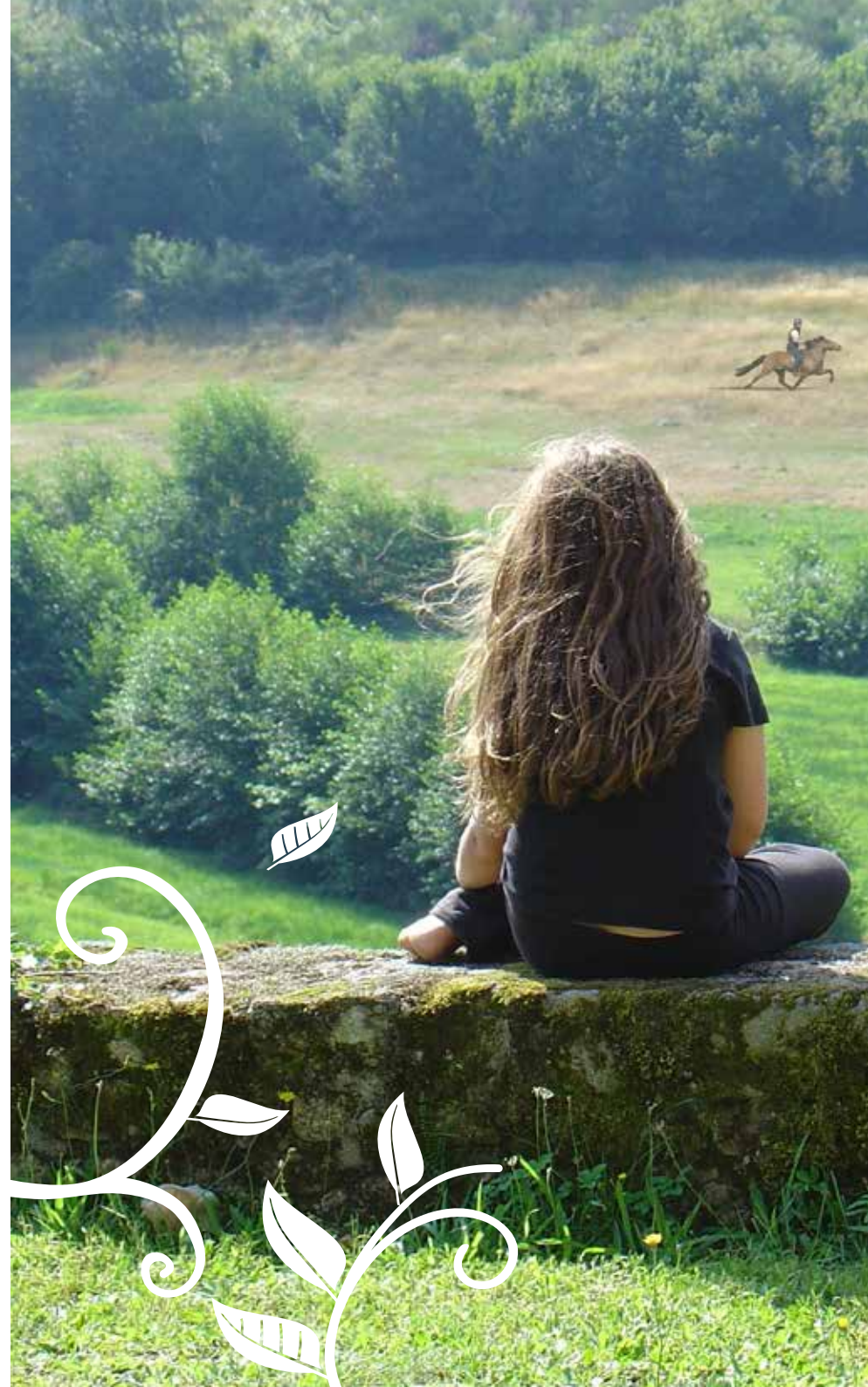
*We are creating an eco-village in France for living, education and holidays. Life here will be based on the principles of self-sufficiency, nature, community, learning, the arts and creativity.*

*There will be three renovated cottage houses, twenty off-grid eco-homes and twenty-four studios and cabins built of straw, cob, wood and stone. The houses will blend into the natural and historic landscape surrounding this 17th century chateau on an estate of 12.5 hectares (32 acres).*

*The chateau will provide guest accommodation and the converted barn will provide workshops & theatre space for events of all types.*

*The uniqueness of this project lies in its plan and in its fundamental design. Like all great compositions it needs to be conceived with a level of perfection that is totally integrated and written into the 'musical score'.*

Ruth Philips







## Presentation of the eco village Eco Château de Cautine

*In the Limousin region, an area of outstanding natural beauty in France, lies Chateau de Cautine, in the heart of parklands and forests and in the midst of quiet, deep-green nature.*

*The ideal aspects of its location make it the perfect site for this eco village. Its aim is to create a vibrant, year-round residential 'village' within the dynamic of cultural and creative activities, ecological tourism, health & wellbeing, sports, equestrian activities and permaculture, all in the context of sustainable development and ecology. This will be a centre for self-sufficient living, learning and holidaying, staffed and run by resident owners.*

*Several cutting-edge off-grid eco-homes built of straw, cob, wood and stone, restored and newly-built, will blend into the natural and historic landscape surrounding this ancient chateau. A row of 'hobbit houses' and studios on the south slope of the chateau will be almost invisible within the landscape. A traditional row of cottage houses and barn houses will blend with the chateau style and small, individually designed forest cabins will nestle within the forest. All these will be available as fractional or full share purchase for residence, personal holiday use or to provide a rental return.*

*Life here will be based on the principles of self-sufficient living, nature, community, learning and creativity. It will be a theatre of the natural world with every manmade element merging and blending within it. The activities will be set within a beautiful natural landscape and will involve everyone in the experience.*

*The gardens and lands will be designed and managed on the principles of permaculture with many examples throughout the property of innovative natural ways to create harmony and abundance in food production within and amongst existing eco-systems. Methods of building and managing day-to-day life will create models of harmonious, innovative, inexpensive and simple ways to live sustainably.*



## Eco tourism

*This component of the project includes studio apartments in the chateau for 40 guests and a small 'glamping' facility in the forest for a further 20 guests. A Learning Centre will be dedicated to the dissemination and study of new ideas, technologies and ways of living which further the goal of growing in harmony with the natural world and creating a more human-centred society.*

*The criteria used will be as follows:*

*Social economy: The project will be owned and managed collectively by the residents. The combination of eco tourism with the residential eco village will provide a model of a sustainable economy.*

*Environmental sustainability: The principles of environmental sustainability will guide the design of the project using it as a showcase for innovative renewable technology and ecological construction. All newly-built and renovated buildings will provide models of ecological building techniques, innovative architectural design incorporating functionality and beauty, as well as the use of idéal forms of renewable energy, heating and water that have simple, low-maintenance systems.*

*Other key eco-tourism credentials of Eco Chateau de Cautine will be access to a "real life" eco village using the most natural systems of agriculture, energy, water and heating as well as orchards and gardens offering the pleasure of growing together and sharing crops and harvests.*





## *E* The elements of the eco village

*The chateau and a glamping village will provide visitor accommodation and a venue for workshops in a wide range of areas from sustainable agriculture to natural building to spiritual matters and the arts. Whether it is music, theatre, dance, gardening, beekeeping, pottery or carpentry, seminars exploring alternative views of science, economy and health, or formal skills workshops, the choice will vary week to week.*

*Residents and visitors will have access to the whole property, several communal facilities, a spa centre for well-being, two natural swimming pools, an equestrian centre, artisan workshops for pottery, art, music, technology and carpentry, further 'summer houses' within a nature reserve as well as a vegan/vegetarian restaurant providing gourmet and healthy organic cuisine grown on the property and at nearby farms.*

*Communal activities and learning workshops will contrast with the quiet personal space and privacy of each resident's home thus combining in perfect balance our natural human needs.*

## *T* Theatre

*A cultural space comprising a workshop/theatre in the barn adjacent to the chateau for up to 120 people.*

## *H* Health centre

*A well being and natural health centre in combination with flexible spaces for courses and meetings.*





## Restaurant

*A 60-cover vegan/vegetarian restaurant in the chateau. The restaurant will have a unique castle style, with a big fire place and granite walls.*

## Ateliers

*Artisan workshops for technological innovation, building & carpentry, pottery, art, weaving & music etc.*

## Agriculture

*Agriculture comprising a permaculture landscape including integrated gardens for individual homes, communal vegetable gardens, a lake & ponds, irrigation, a food forest and an aquaponics system. These will be for purposes of food cultivation for resident and the restaurant as well as teaching demonstrations & classes.*

## Farm life

*A small equestrian centre combined with a small farm. There will be chickens for eggs and a few goats for milk.*

## Employment

*The creation of employment of 30 part time jobs for residents and those living in the surrounding community.  
A small cottage industry making 'Eco Chateau de Cautine' label natural products such as soaps, shampoos & moisturisers as well as dried and bottled food products from our own land. This will also be a visitors' learning experience.*







## Corrèze

*In Corrèze you can find tranquility and connect with nature. It can be called the Canada of France. The department is rich and diverse and Eco Château de Cautine is located in the middle of three national parks. Corrèze is part of the Limousin together with the departments of Creuse and Haute Vienne. The population density in rural areas is about 25 inhabitants per km<sup>2</sup>.*

*In France the possibility to actually have a free hand in (self-) construction and design is limited. In contrast, Corrèze still has possibilities. Because of the hilly nature and the forests there are many undesignated corners.*

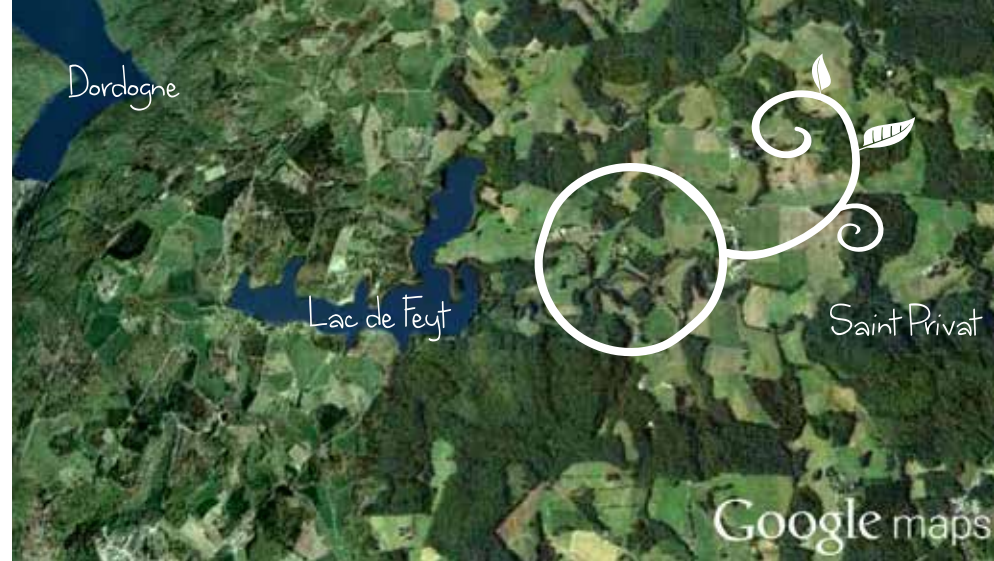
*Densely forested hills are traversed by deeply incised valleys of the rivers Dordogne and Corrèze and among those hills are numerous lakes and apple orchards. The Corrèze has a rich history visible in the many medieval villages and castles.*

*Central in the region lies the Plateau of Millevaches, a cool highland with various springs from where streams and rivers originate. The Corrèze is about 300km from Paris, the Atlantic coast near Bordeaux and the Pyrenees in the south. To the east the boundary is formed by the Massif Central mountains, where in winter skiing is possible. From the mountains of the Massif Central, the river Dordogne flows through Corrèze to the ocean.*

*Besides the Dordogne, Corrèze has a number of reservoirs. The 4,000 acre Lac Vassivière in the north is large enough for sailboats. Tulle and Brive with 16,000 and 50,000 inhabitants are the two main cities in the Corrèze. Beef cattle and wood are a major source of income for this area. Because there is no industry or large scale agriculture, Corrèze has the best air quality and the 4th best water quality of 95 departments in France according to Le palmarès de l'écologie 2014.*

*The Corrèze has a varied climate. The summer is hot. Autumn is often pleasant, the winters can be cold and March and April can be quite rainy. Generally there is little wind.*









## B Building an eco-village

*People tend to over-estimate what they can do in 7 weeks. They under estimate what they can do in 7 months. We are going to build this village together and we realise that it takes time to create a dream. We will be re-inventing living on planet earth, taking full responsibility for all our actions.*

*It is envisaged that house building will take 2 to 3 years starting in September, 2015. Once all homes are completed, the rest of the building work and gardens etc may take a further 1 year. This will be a part self-build project. We are planning that half of future residents will form the 'self-build' team and will live in the chateau and cottage while the construction and landscaping work is taking place.*

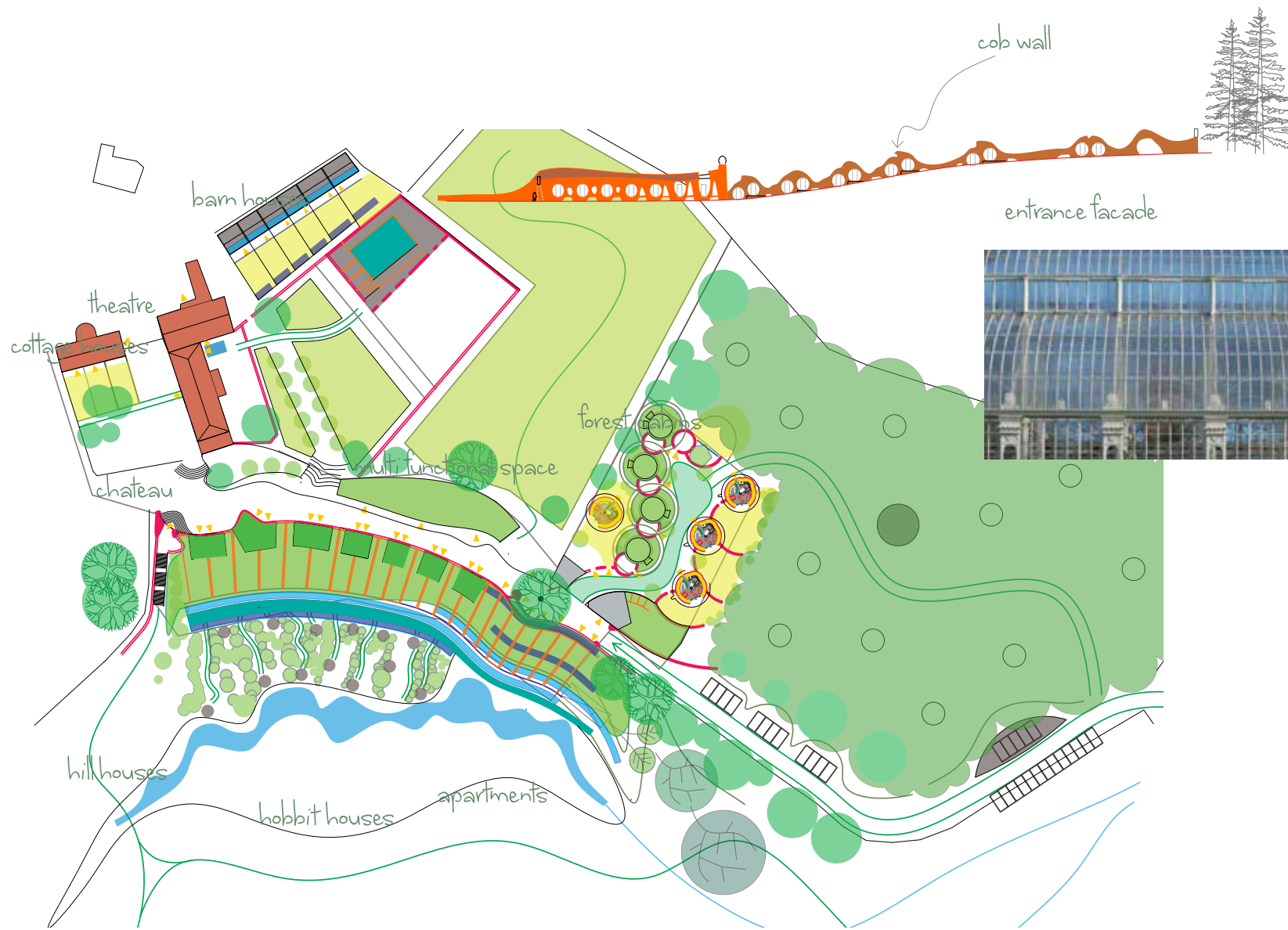
*In the first years a lot of work needs to be done. We will have to organize it in such a way that it is fun to build a village from scratch. We can start in the Chateau to create studios. The Cottage and Barnhouses can be finished quickly, so we will have a lot of comfortable space right away. The houses will be a showcase for different eco-materials and techniques. When all the house building is done the multifunctional space will be finished to create a place for shops, ateliers, offices and flexible spaces for various activities.*

*We will work in teams, guided by professionals to build on all the different aspects of the eco village. A lot of engineering will be involved to bring it all together. It will be very well organized and improvisation will be reduced to a minimum.*

*Eco Chateau de Cautine has the unique opportunity to build and design an eco village from the ground up. This means we can make well integrated healthy and functional houses without any compromises.*

*It is also important to see the potential of all the unpolluted farmland and forest available around the village. Land prices to buy or rent are low in Corrèze. There is no eco-village we know of in the world with the same possibilities as Eco Chateau de Cautine in France.*







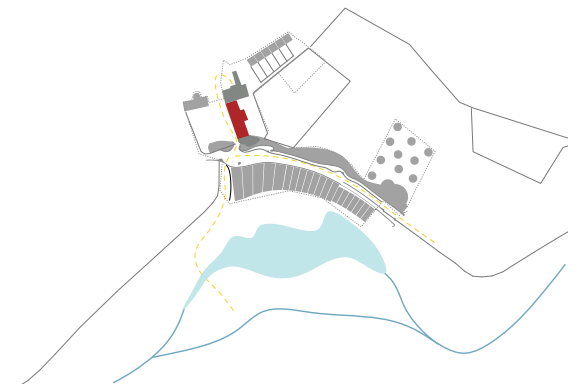


## The Chateau

*Elegant visitor accommodation in the chateau will provide a touch of eco-luxury for those guests who can afford it while comfortable shared rooms in the chateau attic will offer lower-priced accommodation for a further 20 guests.*

*The magical powers of this property help you relax in an instant. "...like stepping straight into a film" as one guest put it. And another guest wrote: "an incredible, beautiful, historic chateau that dates back to the 17th century. The moment we rolled through the gates of the chateau, we knew we'd made an outstanding choice in terms of accommodation, this place surpassed all of our expectations. Not only was it in one of the most lush and beautiful regions of central France, but it was gorgeously furnished, decadent in it's size, incredibly well maintained and amazingly well equipped."*

*There are 9 bedrooms and 4 bathrooms, a large elegant dining room and living room and a large farmhouse kitchen equipped for 20. It is full of original antiques, cosy furnishings, sleigh beds, huge open fireplaces, 34 acres of fields and woods, its own stream and a large 12x7 meter salt water swimming pool.*





### 3 Cottage houses

**guided-self-build or turn-key**

70 m<sup>2</sup> floor surface

100 m<sup>2</sup> garden

Veranda on the south side

3 floors

Average price, the floor area is different  
for the 3 cottage houses

Chateau share

Building materials



Communal

Building guidance

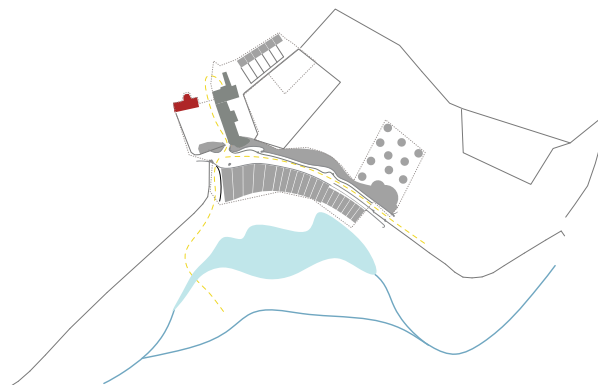


dividend per year

The next 7 pages show the current drawings, ideas and reference images. A sneak preview to show the work in progress.

In the coming months the designs will be further developed and by that time a 'sketch-up' model will be available to have an interactive look inside. Keep in mind that the interior can be changed according to your wishes. At the moment a kitchen and bathroom are just drawn to show the size of each house.

Prices from 23.000 € for a small self build house







# B Barn houses

**guided-self-build or turn-key**

60 m<sup>2</sup> floor surface  
3 bedrooms  
2 floors  
100 m<sup>2</sup> garden  
Green house optional

Chateau share

Building materials

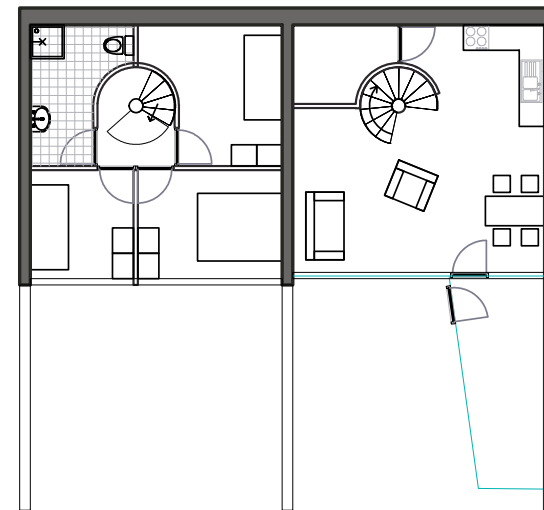


Communal

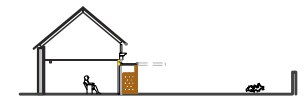
building guidance



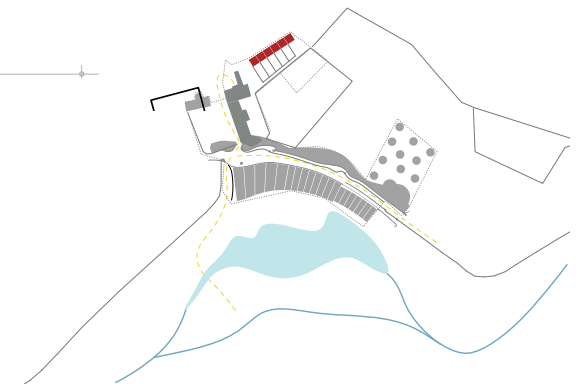
dividend per year



5900



5900





# 11 small houses

guided-self-build or turn-key

30 m<sup>2</sup> floor surface  
15 m<sup>2</sup> terrace  
4 underground cabins

1 Roof terrace house 50m<sup>2</sup>  
4 Strawbale houses 45 m<sup>2</sup>  
2 Atelier houses 50 m<sup>2</sup> + 100 m<sup>2</sup>

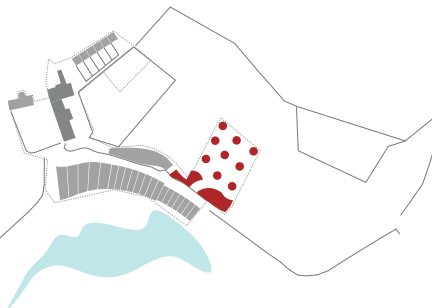
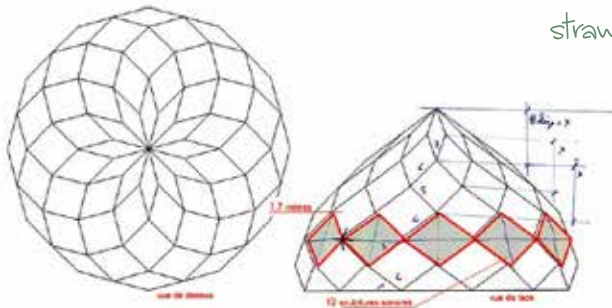
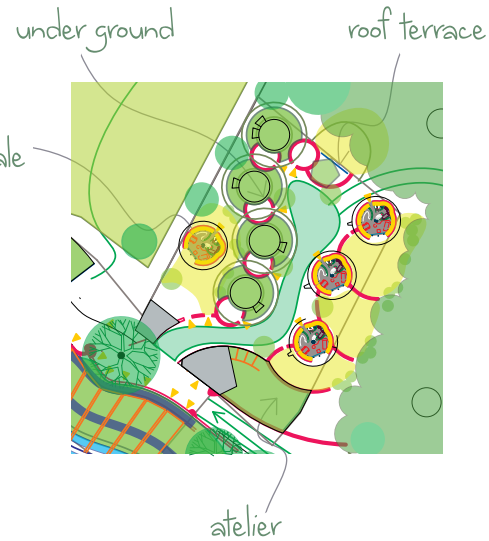
Chateau share



building guidance



dividend per year







# 6 Hill houses

guided-self-build or turn-key

140 m<sup>2</sup> floor surface

2 floors

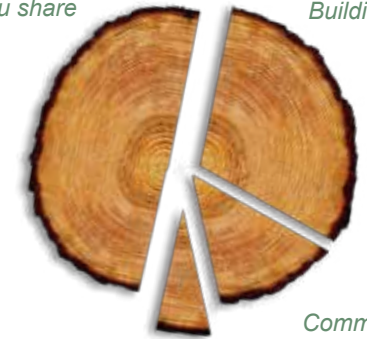
4 bedrooms

100 m<sup>2</sup> garden

Green house optional

Chateau share

Building materials



Communal

building guidance

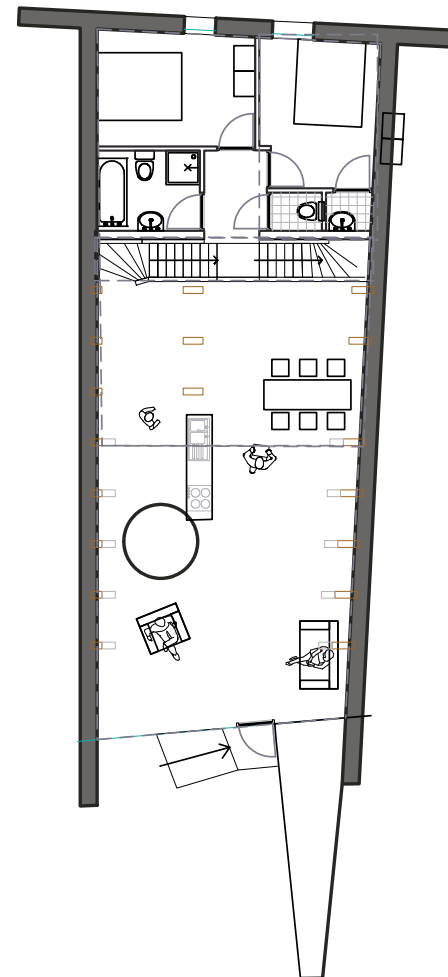


dividend per year

roof light

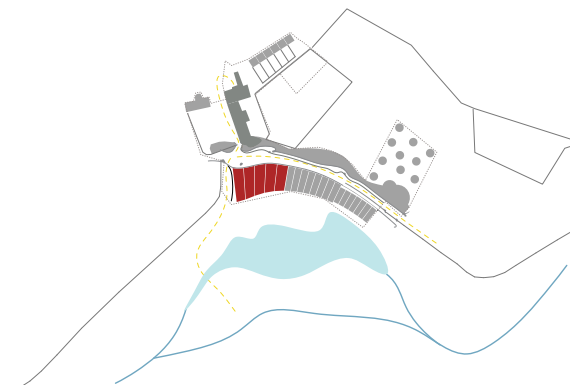
16300

root cellar



16

6350





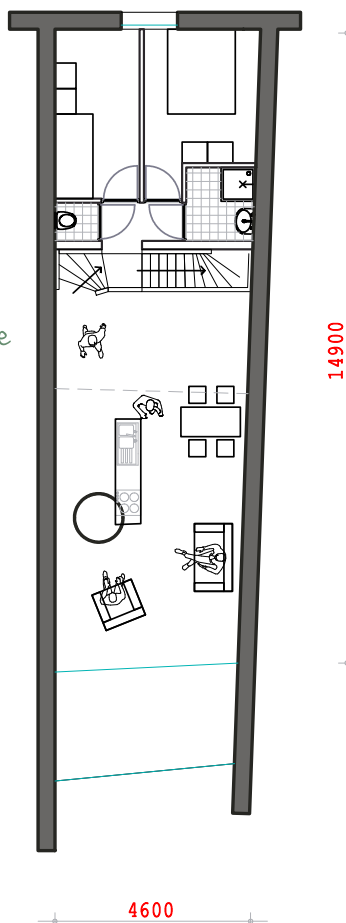
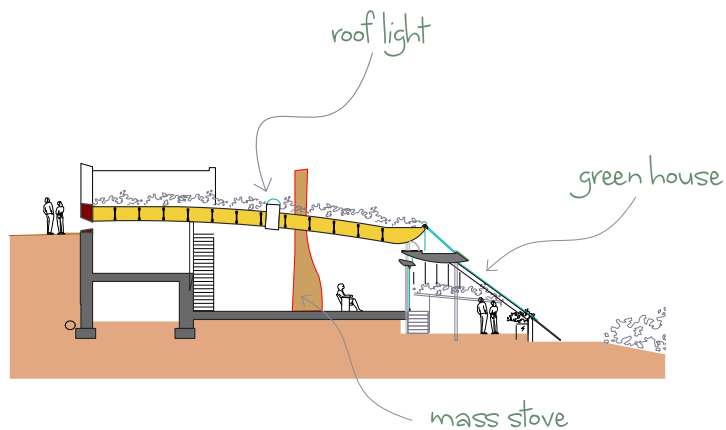
# 8 Hobbit houses

**guided-self-build or turn-key**

90 m<sup>2</sup> floor surface  
2 bedrooms  
100 m<sup>2</sup> garden  
Green house optional



dividend per year







## 7 Water apartments

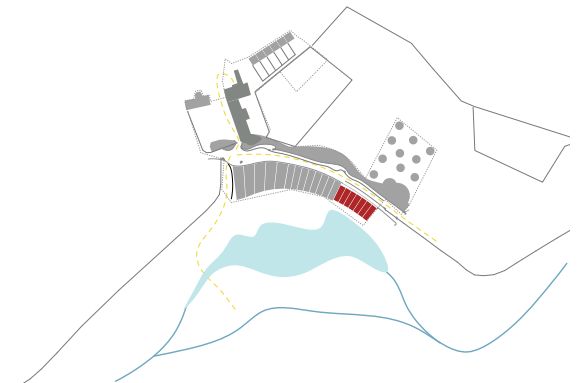
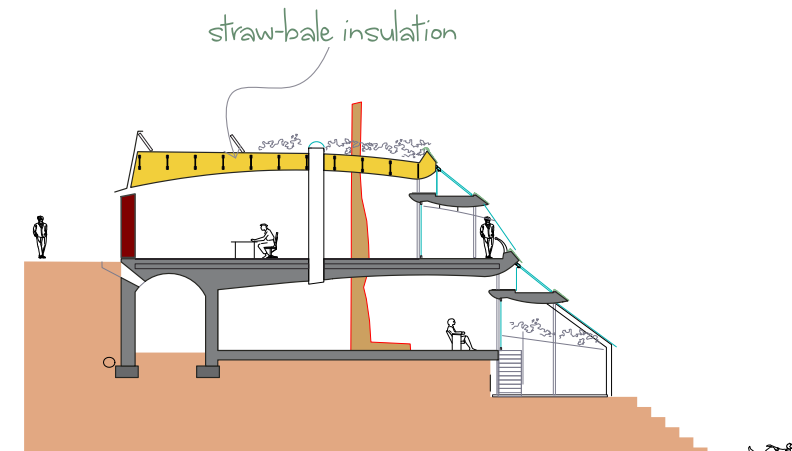
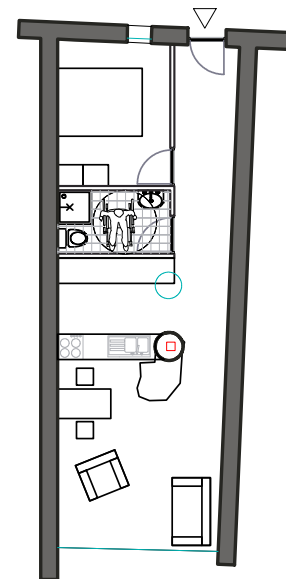
**guided-self-build or turn-key**

50 m<sup>2</sup> floor surface  
20 m<sup>2</sup> lake side terrace  
Green house optional  
Option to combine a water and balcony  
apartment with a stair



dividend per year

eco-chateau-made glazed clay tiles





# 7 Balcony apartments

**guided-self-build or turn-key**

50 m<sup>2</sup> floor surface  
first floor  
10 m<sup>2</sup> balcony  
Green house optional  
Wheel chair accesible

Chateau share



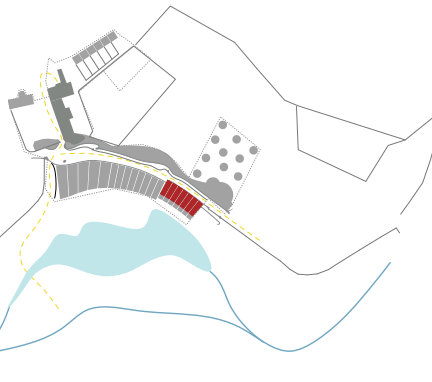
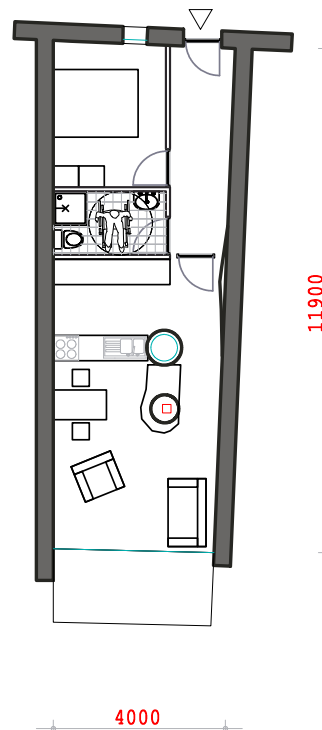
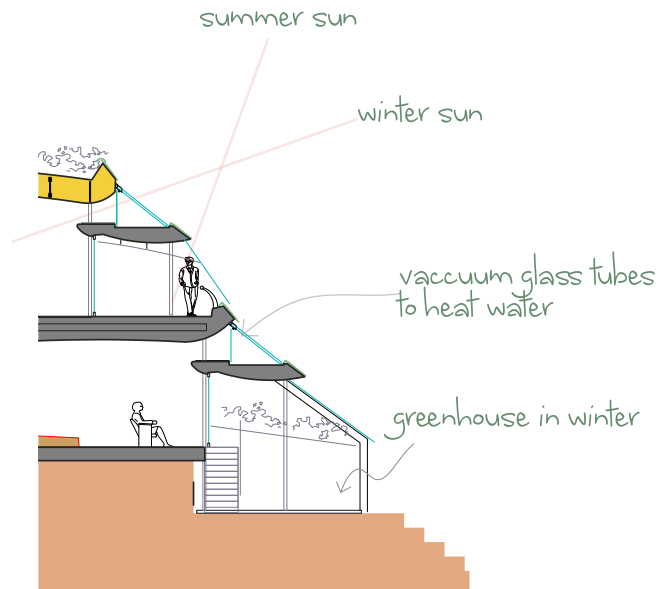
Building materials

Communal

building guidance



dividend per year







# Ambiance

**“Having a place means that you know what a place means... what it means in a storied sense of myth, character and presence. But also in an ecological sense... Integrating native consciousness with mythic consciousness”**

Gary Snyder 1930

*The medieval atmosphere with a touch of fairy tale make you forget the outside world. It will be a place with a self-evident and natural feel. The aim is to create buildings with character. Facades will become more rich and beautiful when they weather over time.*

*The first plans of the houses in this brochure are still a bit basic. At this point we are studying square meters and height levels so that everything fits. The plan needs time to ripen and attention is needed for the details to evolve. Modern designing is quick, square and effective. We will choose the narrow and winding path to create an ambiance that touches the soul.*

*The village will blend a rough castle style with art-nouveau. The village is designed as one building. On the one hand connecting with the existing chateau buildings, on the other hand forming an extension of the landscape. Everything is either invisible or very well integrated. The Hill and Hobbit buildings are covered with vegetation to reduce the impact on the landscape.*

*A workshop to create glazed clay tiles and details will be part of the village. There will also be a blacksmith and a stained glass workshop. Over the years all the details will be added to enrich the ambiance.*



# M

## Materials

Most of the building is done with a straw-clay mixture, also known as cob, in combination with a light woodframe. Some exterior walls are granite to integrate the new buildings with the existing chateau.

Douglas wood is used for the main structure, ceiling and some interior finishing because of its beautiful red colour. It can be finished with linseed oil or bees wax, but rough and uncoated douglas wood gives the interior an even more warm atmosphere and a pure-organic touch. Poplar or oak wood can be used to create details in a different style and colour. Inside the house a few tree trunks are used to support the first floor.

In front of the east interior walls of each house with a neighbour a cob wall of 40cm is placed to ensure phonic insulation. The curtains are insulated with a layer of sheep wool to keep the house warm during the night.

Concrete is only used as feet for the columns and to create a strong back wall inside the hill. A thin layer of hemp cement is used as an underground for tiling in the bathroom and kitchen. The use of cement is reduced to a minimum because it is not a very eco-friendly material.

A large barn is available to store all the second-hand material we can find like doors, windows, kitchen sinks, toilets, planks and all the other materials to give each house a unique character.







## *B*uilding management and guidance

*The management of the project construction will be carried out by a team of professionals. The 'self-build' members will work in teams guided by the management team and experienced builders.*

## *F*ractional ownership

*It is possible to buy a house with a small group of people. There also is a possibility to buy a house just for holidays. If the house is not used, Eco Chateau de Cautine can rent it for you and manage bookings and maintenance. We would like the village to be a living place so leaving houses empty most of the year is not what we have in mind.*

## *J*oining without money

*The minimum amount of money needed is to buy a chateau share. If you are a skilled builder, project manager, engineer, electrician, plumber or renewable energy expert with practical installation skills, there is a possibility to work for the money to pay the communal share and building materials. It is not possible to get a mortgage to pay for a house. The village will be privately owned, without the involvement of banks.*

## *C*hateau share

*Each house pays a proportion of the chateau price according to the size of the house. This means that they will own that percentage of the chateau and the whole property.*



## Communal cost

*This price includes the cost of all the communal building and landscape work divided according to your percentage ownership of the whole property. The self-build price includes the price of materials only and the non-self-build price includes the price of materials plus labour. This fund will be managed by the owners/members.*

## House building cost

*This price includes the cost of the house building according to the size of house you choose. The self-build price includes the price of materials only and the non-self-build price includes the price of materials plus labour. This fund will be managed by the owners/members.*

## Dividend

*Each owner/member will receive an annual dividend from the chateau business according to the percentage ownership they hold of the chateau and the whole property. i.e their original 'chateau share' purchase.*

## Turn-key

*Owners/members who purchase membership and a 'turn-key' house will purchase 'on plan'. Payment and building work will be managed and carried out by a professional team working with the self-build members. The building work will carry the requisite 10-year guarantees and will be finished to an agreed standard.*

## Next step

*In January this year, we started with the final design of Eco Chateau de Cautine. We had to wait for 18 months to get the final permission but now we will move forward with confidence. Most important was the decision to build more houses to be able to lower the prices. At this stage, all the prices are estimations and all the drawings, photos and text in the brochure are for purposes of communication. In September, the final plan and contracts will be ready. In the next 2 months our goal is to work on more detailed plans.*

## Donations and start-up funding

*We are seeking donations and/or loans to fund the project start up. This will pay for consultants to help us with the legal and financial structure, the terrain measurement and ground survey as well as French building rules and preparation of the detailed design. Please see this page of our website for more details and for payment instructions: [www.eco-chateau.com/donations.htm](http://www.eco-chateau.com/donations.htm) Also, people with experience in the field of eco-building, engeneering, management, contracts and finance are welcome to join us at this stage.*





# Eco Chateau de Cautine

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19220 Saint Privat, Corrèze

France

GPS: 45.1465,2.053



*We have **no wifi** But believe us,  
the connection is much better*

## Agenda

Open house

June 6



# ecOchateau

