

# Matterhorn Village, Les Collons, Switzerland



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# Matterhorn Village

The Matterhorn Village chalets comprise of just four traditional style chalets to be built on a fabulous open plot with stunning panoramic views stretching from the Matterhorn in the South to Crans Montana in the North. High tech chalets with broadband and geothermal heating but using local larch wood and stone effect on the exterior to give the chalet a cosy traditional feel.

## Essential Facts

- Four spacious four bedroom chalets
- Charming traditional style finish
- With old style wood, granite roof and stone effect
- Bespoke chalets built to order
- Stunning views up to the Matterhorn
- Delivery December 2013
- Access to the huge Verbier ski area of 410km
- Foreign purchase permits available



Just 1 hour 45 minutes from Geneva



## Resort information

At 1800m Les Collons is the highest of the resorts which link into the Verbier ski system, the largest ski region in Switzerland with over 410km of pistes. Facing East and South Les Collons has magnificent mountain views looking up the stunning valley of the Val d'Herens to the famous Matterhorn. Les Collons has a couple of hotels, several restaurants, two supermarkets, ski shops and a few bars, but the real charm of the area is the feeling of traditional Switzerland as you gaze down at the larch forests with their delightful chalets dotted over the slopes and the spires of churches in the quaint villages on the other side of the valley.

This is one of the most stunning views in the Alps; you really feel that you are in the mountains, surrounded by alpine pastures and mountain peaks but you are just 20 minutes from the airport and busy town of Sion.

## Getting there

Les Collons is just 1 hour 45 minutes from Geneva and it is motorway all the way until the last 15 minutes' drive up from Sion.

In the winter there are also flights from London to Sion which is less than 20 minutes from Les Collons and makes this the fastest transfer time in the Alps. The fast and easy transfer makes Les Collons a good choice for a weekend visit but there is enough skiing to keep you busy for weeks.



Traditional design and hand crafted quality in this style



## Property

Renowned architect, Eric Papon built four stunning chalets on this marvellous plot of 11,000 m<sup>2</sup> which has panoramic 270 degree views stretching from the Matterhorn in the South to Crans Montana in the North. These Papon designed chalets have been built and are sold but to complement these chalets the developer will now build four very traditional style chalets in the middle of this huge plot.

These chalets will be built using traditional materials and will enjoy the same panoramic views as the first chalets. To keep the site car free there are garages above. There is an access road for dropping off your luggage when you arrive but thereafter access is by a path.

The inspiration for this design is to incorporate modern elements to produce a modern and high tech chalet with broadband service and geothermal heating but using local larch wood and stone effect on the outside to give the chalet a cosy traditional feel. Large panoramic windows at the front of the chalet will give light and stunning views.

## Finishes

The allowance for the internal specification is generous and will include a fireplace and top quality kitchen (Poggenpohl) and all appliances. Each chalet is bespoke and will be finished to the specification of the owner who will choose the kitchen, the flooring, tiles, and bathroom sanitary ware. The pleasure of buying a chalet off-plan is that the finished product will reflect your own style and taste.

The ground floor has 3 spacious double bedrooms and one single bedroom suitable for bunk beds. There is an option to have an ensuite shower room for the master bedroom.

The top floor is a wonderful open plan living room, dining room and kitchen with seating at the bar to provide a sociable entertaining space. Being on the top floor you see the huge exposed beams supporting the roof and the fireplace adds to the cosy ambience but the panoramic windows maximise the views. At the front is a balcony and a fabulous terrace on the South side of the chalet. Each chalet has a double garage included in the price.

# Stunning views to the Matterhorn

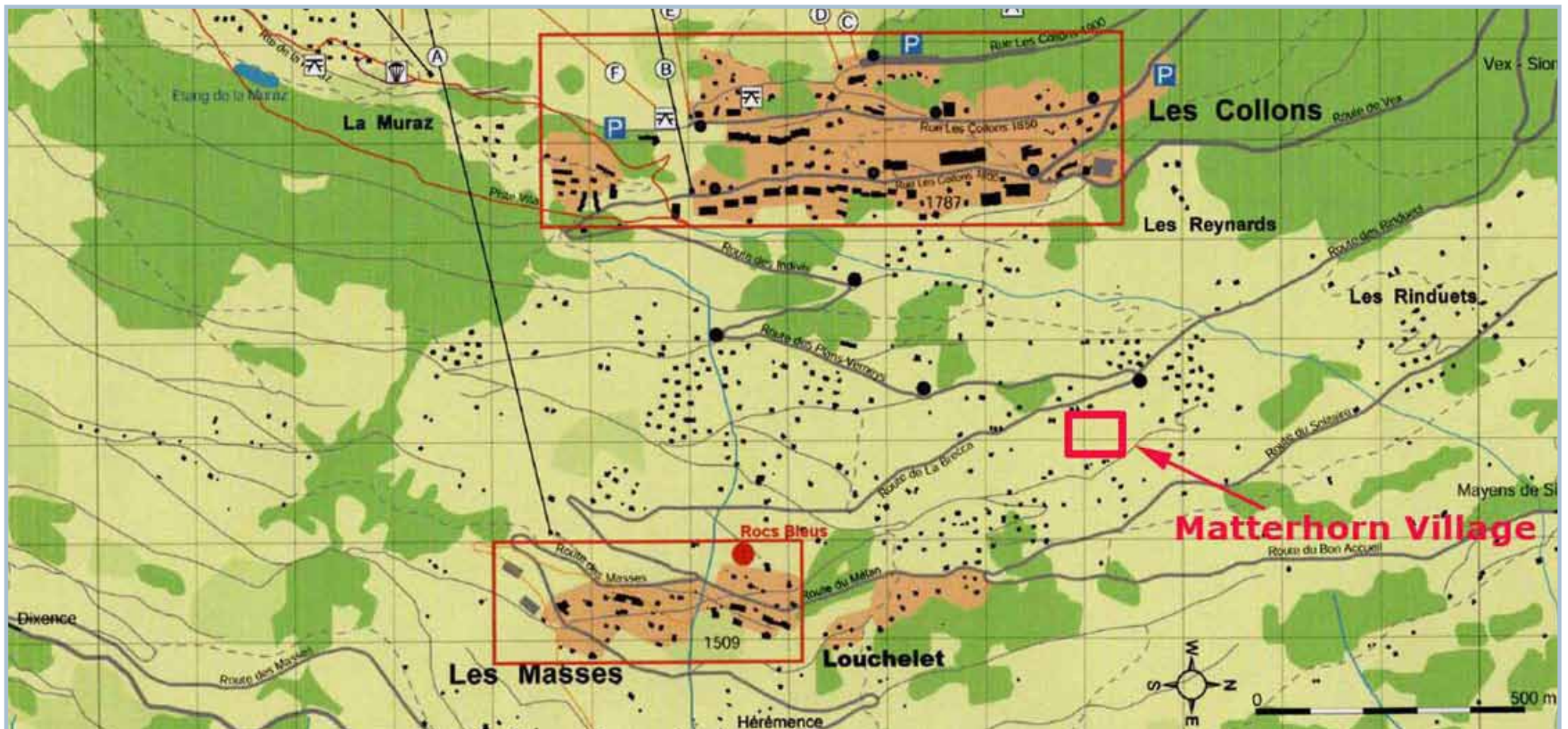


## Location

The Matterhorn Village is at an altitude of 1550m on a large plot with stunning views. Parking is easy at all levels of the resort so you can either drive down to Les Masses or up to 1850m next to the ski school. The free ski bus stops at the end of the road.

## Stunning views

These chalets have one of the most spectacular views in the Alps. They face South - East and have a huge view taking in Crans Montana to the Matterhorn but you hardly see another chalet so you truly have the feeling of being in the mountains.







## Prices: Matterhorn Village - 25 September 2012

Chalet	Type	Bedrooms	Net floor area m <sup>2</sup>	Price / status	
1	Papon	5	266 m2	SOLD	SOLD
2	B	4	122 m2	1,095,000 Sfrs	
3	Papon	5	266 m2	SOLD	SOLD
4	A	4	122 m2	1,070,000 Sfrs	
5	A	4	122 m2	1,070,000 Sfrs	RESERVED
8	B	4	122 m2	1,085,000 Sfrs	

### No chalets will be built on the adjoining plots

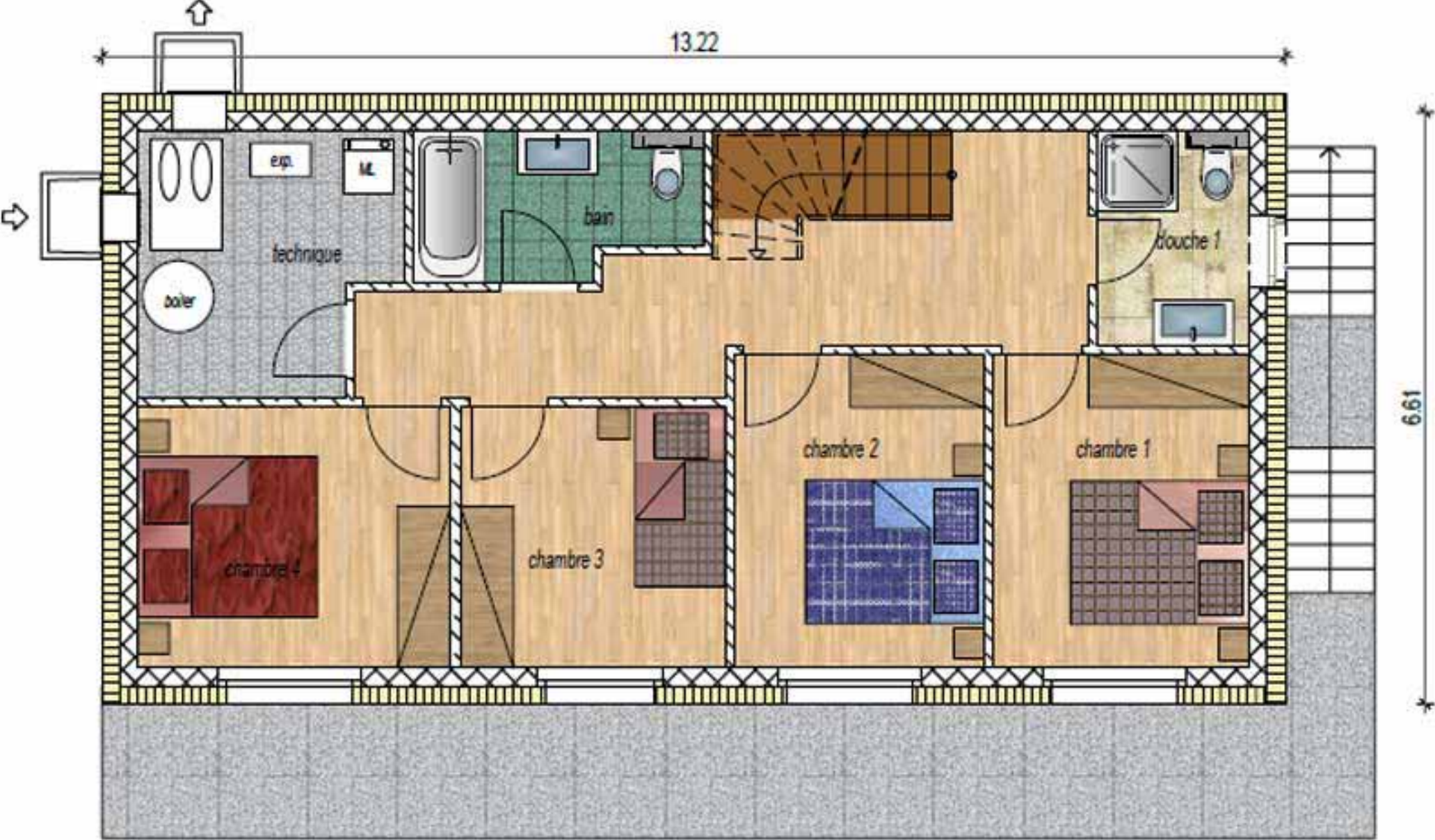
**The developer will not build on plot numbers 6583, 6587, 6589, 6590, 6591, 3849**

- Net floor area is the internal m2 of the chalet including ski and technical / laundry room but excluding garages, terraces, balconies etc.

Price includes:

- a double garage
- ski room with heated boot rack
- Washing / drying machine
- External finish in old style wood

# Floor Plans – Lower floor level (Variant A)



Technical room / Utility room with heat pump, boiler and washing machine; 3 double bedrooms , one single bedroom for bunk beds, one bathroom, one shower room

## Floor Plans – Lower floor level (Variant B)



Technical room / Utility room with heat pump, boiler and washing machine; 3 double bedrooms one bedroom with en suite bathroom, one single bedroom for bunk beds, one bathroom, one shower room

See the Matterhorn from your living room



## Floor Plans – Top floor (Variant A and B)



Living room with fireplace or wood burning stove, exposed roof beams. South facing terrace and East facing balcony. High quality kitchen with bar and dining area; Ski room with heated boot rack and ski rack and bench.

A stunning location in summer too



# Finance

Swiss banks will lend up to 70% of the purchase price and interest rates are currently around 2.5%. It is possible to defer changing pounds sterling or euros in to Sfrs for 3 years as the bank will invest your 30% equity in a £ or € investment account.

## Reservation

Deposit CHF 30,000 to reserve a chalet. The notary will apply for your permit when you reserve a chalet and these are allocated by the Canton of Valais four times per year. When the permit has been allocated you pay for the plot and the developer will start construction of your chalet. If you take 70% finance the bank will take over the stage payments after you paid the first 30%. The bank will include the plot of land in the finance package.

## Payment terms

The total price includes the plot of land and the construction of the chalet. The purchaser pays for the plot when he receives the purchase permit and is registered as the owner.

The stage payments for the chalet are as follows:

- 30% upon commencement of the ground works
- 32.5% upon completion of the roof
- 32.5% upon installation of the bathrooms
- 5% upon completion and handover of keys

## Purchase costs

In Canton Valais the costs are amongst the cheapest not just in Switzerland but in the whole of Europe. Total costs including the notary, taxes etc. are approx 2.5%.

## Renting

Many owners wish to rent their chalet out when they are not using it but they also want maximum flexibility to use it themselves when they want. There is no obligation to rent your chalet but a few weeks rental will easily cover your annual property taxes and outgoings. We will introduce you to a specialist company which already rents chalets for other owners in the area and a local company which will deal with cleaning and checking the property. You can rent very easily and with no hassle.



Part of the Verbier ski area with 410km of pistes for all abilities



# Winter

The "Prinze" ski pass covers Les Collons, Veysonnaz and the pretty village of Evolene just 15 minutes away is enough to keep most skiers busy for a week. There is so much skiing on your doorstep that you don't really need to ski over to Verbier. The connection to Verbier is always open as it is above 1700m and there are snow cannons on the slopes.

# Largest ski area in the world

You can also buy a four Valleys ski pass which covers all 410km of piste or even a Valais ski pass which covers all the resorts in Valais except Zermatt and is the largest ski area in the world accessible on a single pass. You can reach the slopes above Verbier on skis in just over an hour.



You will enjoy your chalet at all times of the year



## Summer

There is so much to do in the area, including tennis courts, mountain biking and walking. Lake Dix can be reached by taking a cable car from the foot of the dam (the highest dam in Europe) and then you can take a boat across the lake and admire the views from the restaurant or hike to the ski resort of Arolla.

## Golf

There is a golf course in Sion and a championship course in Crans Montana. In the Rhone valley there are natural spas with pools and water slides. Nearby is a stables and riding school, You will enjoy your chalet at all times of the year.



A sound investment



## Investment

Les Collons has the most potential of all the villages which link into the Verbier ski system as there is still some land which could be developed and there are currently schemes to build hotels in the area including, Le Mayens d'Heremence, a 4\* hotel with a spa, apartments, restaurant and commerce.

Most of the land between the lifts is zoned only for the construction of individual chalets so the essential character of the region will be maintained and we see Les Collons becoming more "up market" as the chalets being built are now larger and more luxurious than those built previously.

There is also an investment program to upgrade some of the ski lifts and the new high speed Etherolla Chair lift (2450m) opened this winter to improve the access to Verbier and there is a proposal to replace the old two man chair lift from Les Masses with a new high speed lift.

## Legal Requirements

Demand for property in the Verbier ski area is so high that to stop prices going up too fast the Canton of Valais only permits foreigners to buy certain designated properties. They also restrict the number of foreigners who are permitted to buy.

The Swiss people voted in a referendum on 11 March to prohibit the construction of new second homes in resorts where these already account for more than 20% of the total housing stock so this is the last opportunity to buy a new property in the Swiss Alps as a holiday home.

These properties are authorised for sale to foreigners and the notary will apply for your foreigner purchase permit as part of the purchase procedure. Buyers may not resell to a foreigner within 10 years but they may resell at any time to a Swiss national or to a foreigner who is residing in Switzerland (with a B or C permit).

This will be an excellent investment and will increase in value as no more building permits will be given in future for the construction of new properties like this.

# Stunning views of the Matterhorn



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Contact us for advice or to arrange a visit



## Viewing

We have an intimate knowledge of all our resorts so will make sure you have an informative and pleasurable trip. Simply let us know which dates you have in mind and we will arrange for one of our representatives to meet you and show you around. All you need to do is to book your flight and organise a hire car and we can help organise everything else for you.

easyJet have plenty of cheap flights to Geneva airport just 1hr 45mins away. In the winter Snowjet have flights to Sion airport just 20 minutes away [www.snowjet.co.uk](http://www.snowjet.co.uk)

Why not stay at the Hotel Terminus in Sierre and treat yourself? The restaurant in the hotel is the "Didier de Courten", one of Switzerland's best new restaurants (2 Michelin stars, 19 Gault Millau points, and Chef of the Year 2006) and they also have some newly refurbished ultra-modern rooms. [www.hotel-terminus.ch](http://www.hotel-terminus.ch) Please ask for our visits information sheet for other recommendations.

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## Company Profile

Investors in Property specialise in the sale of ski chalets and apartments in Switzerland, Austria, France & Italy. We have over 20 years experience and an unrivalled knowledge of well established and up and coming ski resorts. We will provide expert advice and professional guidance through every step of your purchase. If you have any questions or need general advice please do not hesitate to contact us.

## Contact

Simon Malster – Investors in Property

Tel: +44 (0)20 8905 5511

[simon@investorsinproperty.com](mailto:simon@investorsinproperty.com)



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