

CHALETS DU RHONE PHASE 3, LES COLLONS, VERBIER SKI AREA,



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CHALETS DU RHONE

This development of 17 chalets is being built in 3 phases. The first 2 phases each of 5 chalets have been built, finished and sold. The third and final phase of 7 chalets is under construction, and if you reserve a chalet soon it will be delivered for December 2015. The site has stunning 180 degree views from the Rhone Valley and Crans Montana in the North, to the Matterhorn in the South. It will even be possible to ski home.

ESSENTIAL FACTS

- At 1650m on the old ski piste below Les Collons
- Seven traditional style four and five bedroom chalets
- Ski home at the end of the day
- 410km of pistes on your doorstep
- Quiet position with stunning views
- Delivery December 2015
- **Foreigner purchase permits available**
- Just 1 hour 45 minutes from Geneva



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.

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.



Click [here](#) to view our resort guide

AT 1650M - SKI HOME AT THE END OF THE DAY



PROPERTY

This development of seventeen chalets is to be built in three phases. The first two phases each of five chalets has been built and finished. The third phase of seven chalets is under construction now. There are three types of chalet:

Chalets 13, 14,15 - four bedroom chalet on two floors
135 m2 + technical room, garage, terrace, and balcony

Chalets 14 and 15 now have the exterior and interior walls finished. The interior design will be decided by the buyer and can be finished as early as December 2015.

Chalets 16 & 17 - four bedroom chalet on three floors
162 m2 + technical room, garage, terrace, and balcony

Chalets 11 & 12 - five bedroom chalet on three floors
193 m2 + technical room, ski room, garage, terrace, and balcony (SOLD)

VIEWS

The site faces East and has stunning 180 degree views to the North to the Rhone Valley and Crans Montana, to the East to some pretty villages on the mountain side opposite. To the South you have a view of the Matterhorn. This is one of the most stunning views in the Alps. The true magic of the location is that you really feel that you are in the mountains, you see hardly any other chalets, just alpine pastures and mountain peaks.

PHASES 1 & 2 BUILT AND SOLD

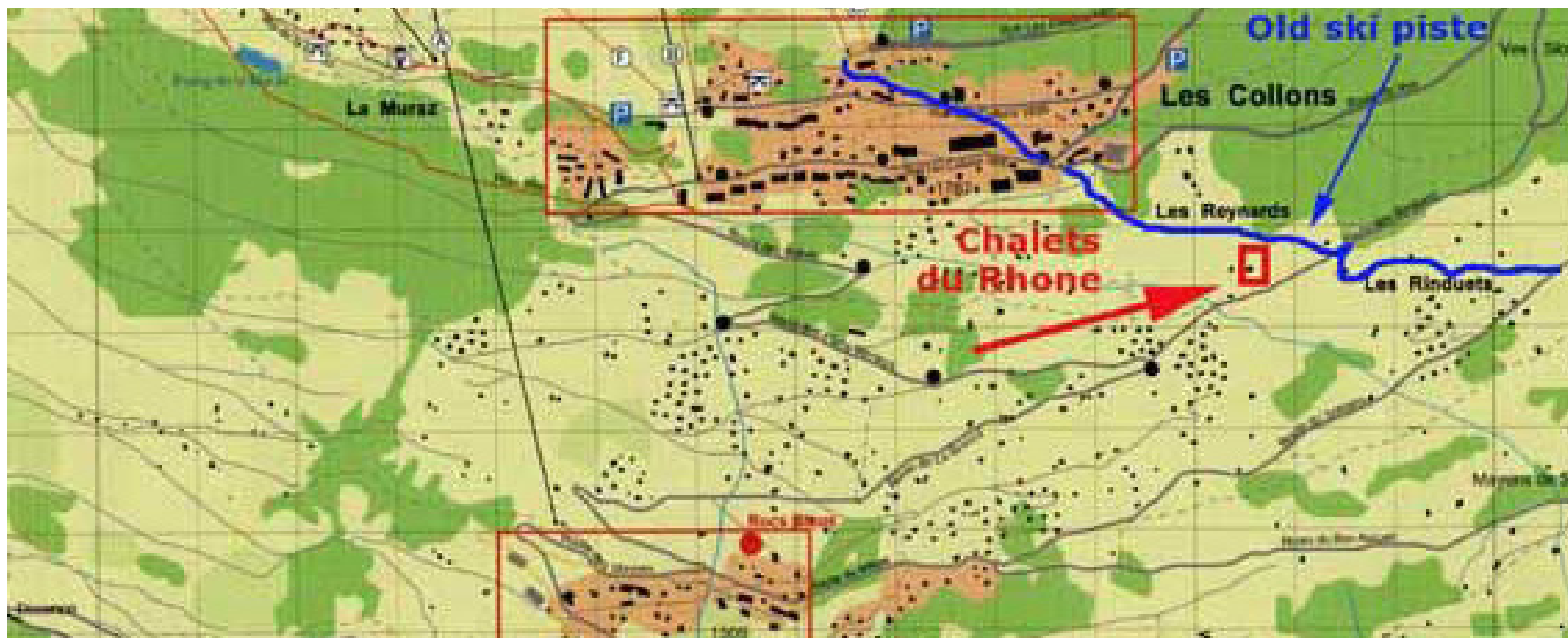


LOCATION

The nearest restaurants are in Les Collons and you can take a short cut from the back of the chalets and walk directly up to 1800 in ten minutes. The Chalets du Rhone is just below the old ski piste which descends down into the valley (shown in blue in the plan above). The top part of the piste from Les Collons 1900 to Les Collons 1800 is groomed and the part below 1800 is a public right of way which is used by locals to return to their chalets.

SKI HOME

Although the slope is not groomed by a piste machine, any intermediate standard skier can ski back home at the end of the day. The Chalets du Rhone are 10 to 15 minutes walk from the chair lift in Les Masses or up to Les Collons 1800 but parking is easy in all levels of Les Collons (and mostly free of charge), so you can park next to the piste or the ski school at Les Collons 1850.









PRICES: CHALETS DU RHONE PHASE 3 - 12 NOVEMBER 2015

Chalet No.	Type	Bedrooms	Garage	Surface*	Plot	Price / Status
11		5	Single garage underneath + Parking area	193m ²	925m ²	SOLD
12		5	Single garage underneath + Parking area	193m ²	900m ²	SOLD
13		4	Single garage under chalet 14 + Parking place	135m ²	830m ²	SOLD
14		4	Single garage underneath + Parking place	144m ²	710m ²	1,190,000 Sfrs
15		4	Single garage under chalet 14 + Parking place	144m ²	775m ²	1,210,000 Sfrs
16		4	Single garage underneath + Parking area	166m ²	950m ²	1,590,000 Sfrs
17		4	Single garage underneath + Parking area	166m ²	958m ²	1,600,000 Sfrs

*Surface is BFG (gross including the walls but excluding the technical room, ski room, garage, balconies, terraces etc)
Price includes the garage, parking space and fireplace. Stone cladding, outside jacuzzi or hot tub are additional cost.



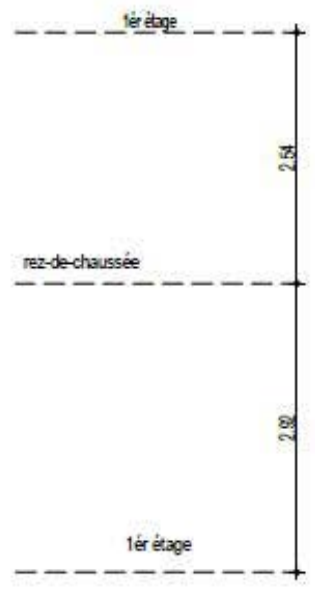
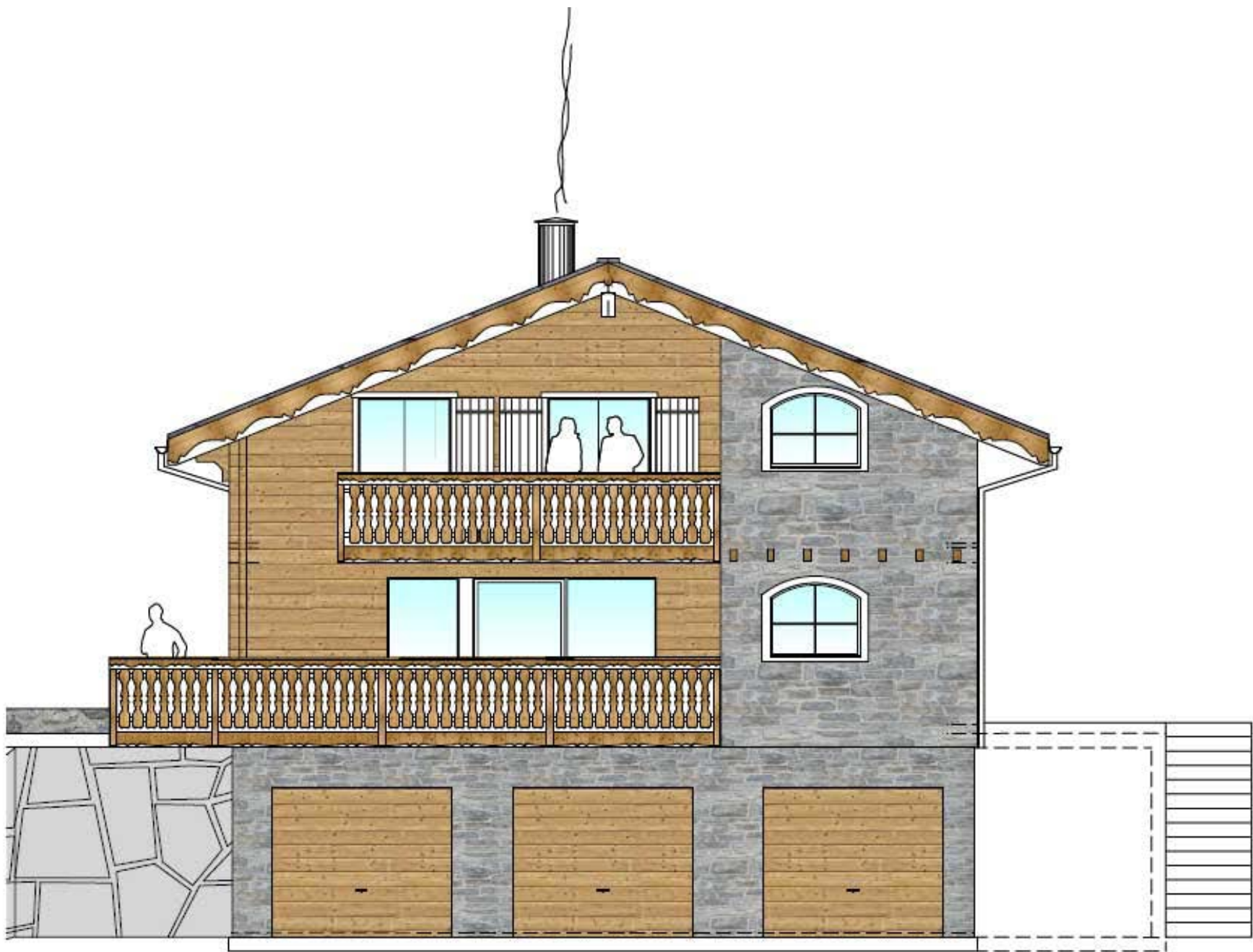
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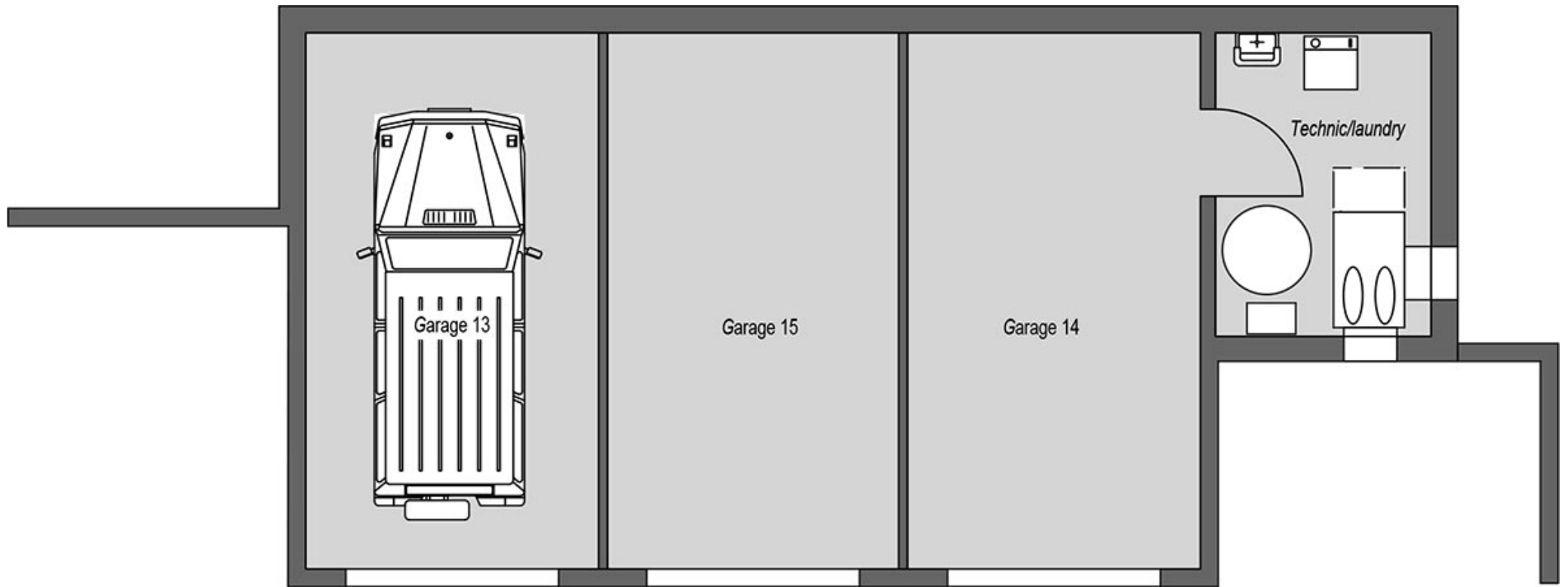
CONSTRUCTION OF CHALETS 14 AND 15 IS WELL UNDERWAY



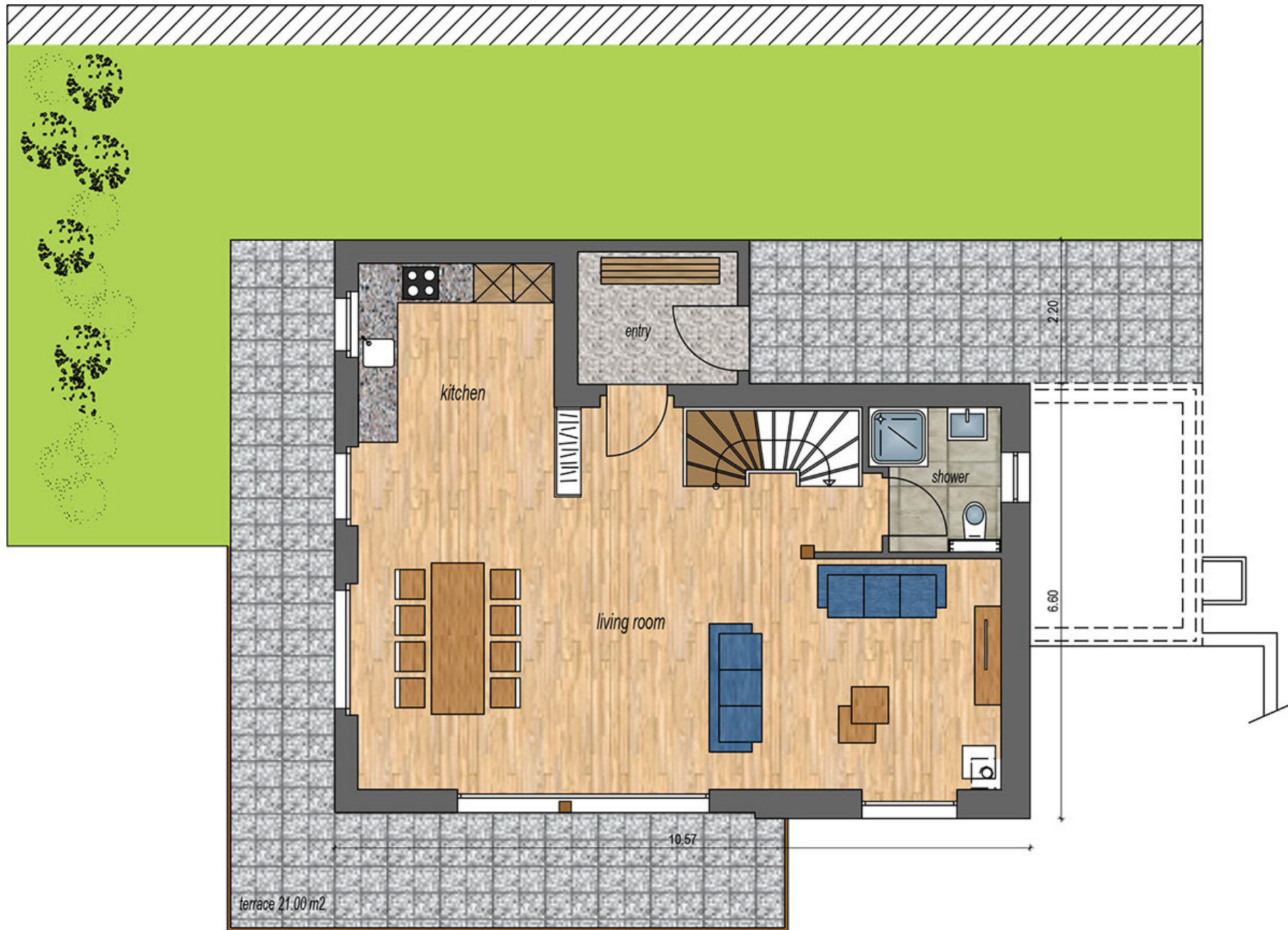




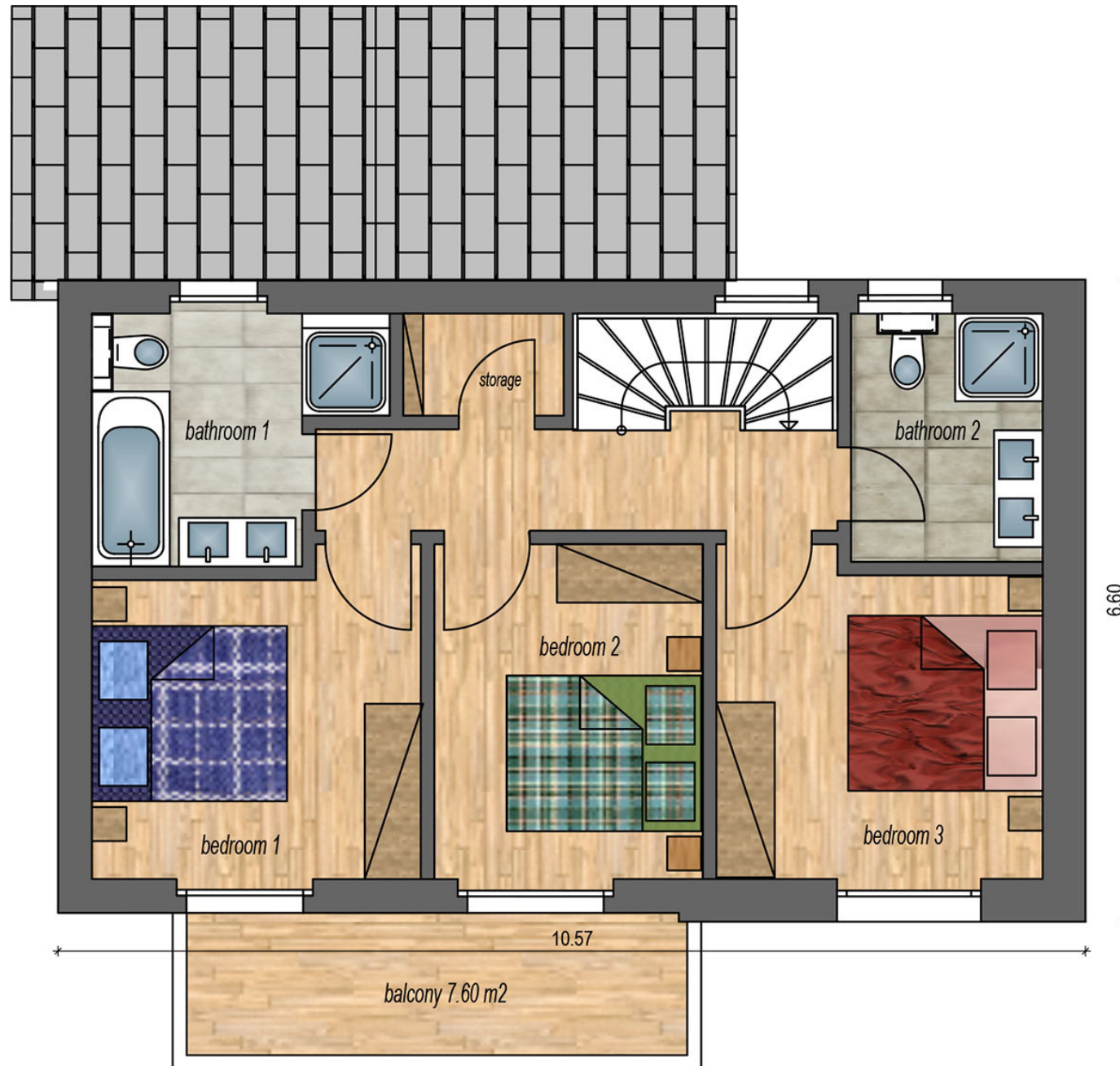
FLOOR PLANS - CHALET 14: GARAGE



FLOOR PLANS - CHALET 14: GROUND FLOOR



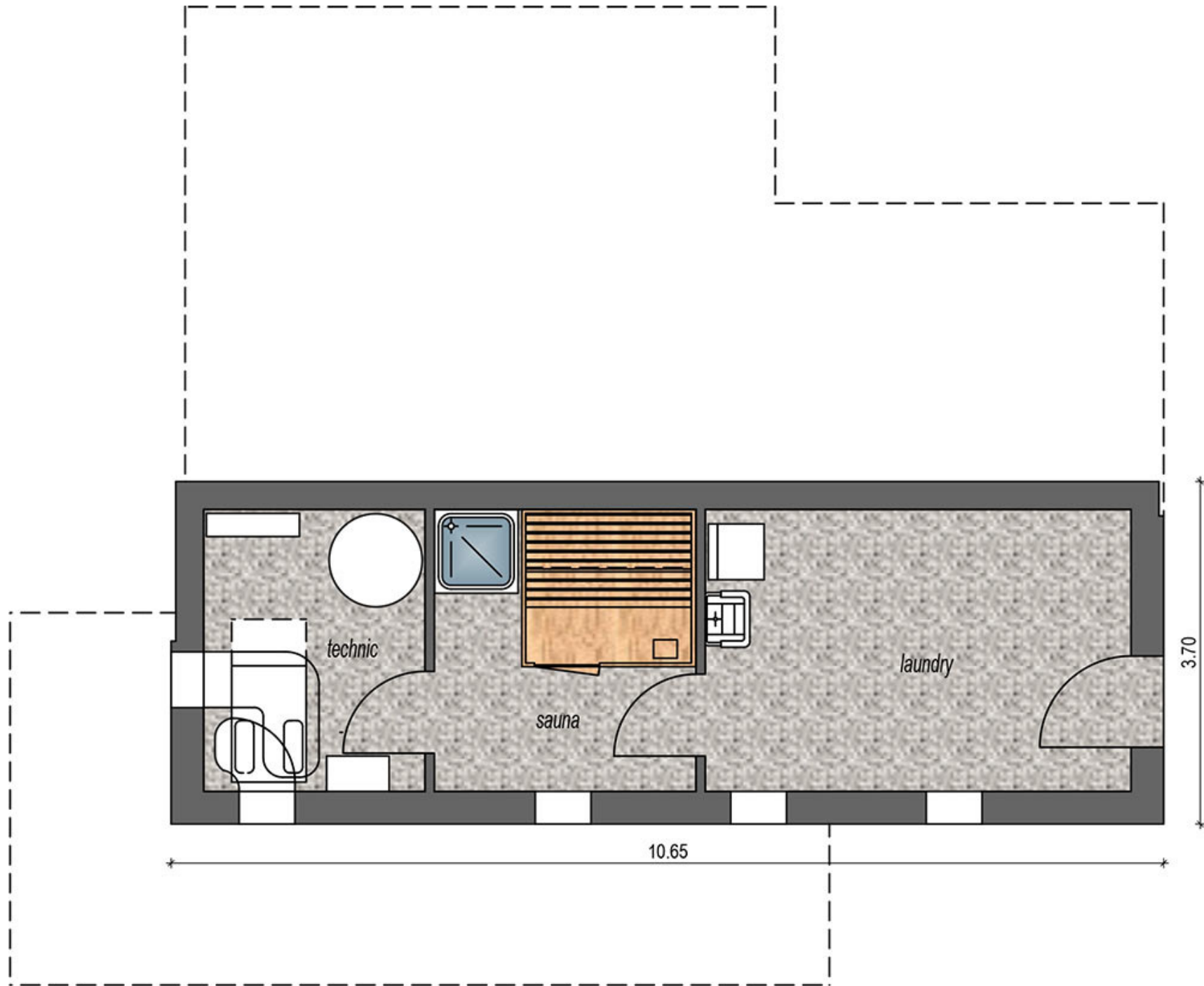
FLOOR PLANS - CHALET 14: TOP FLOOR



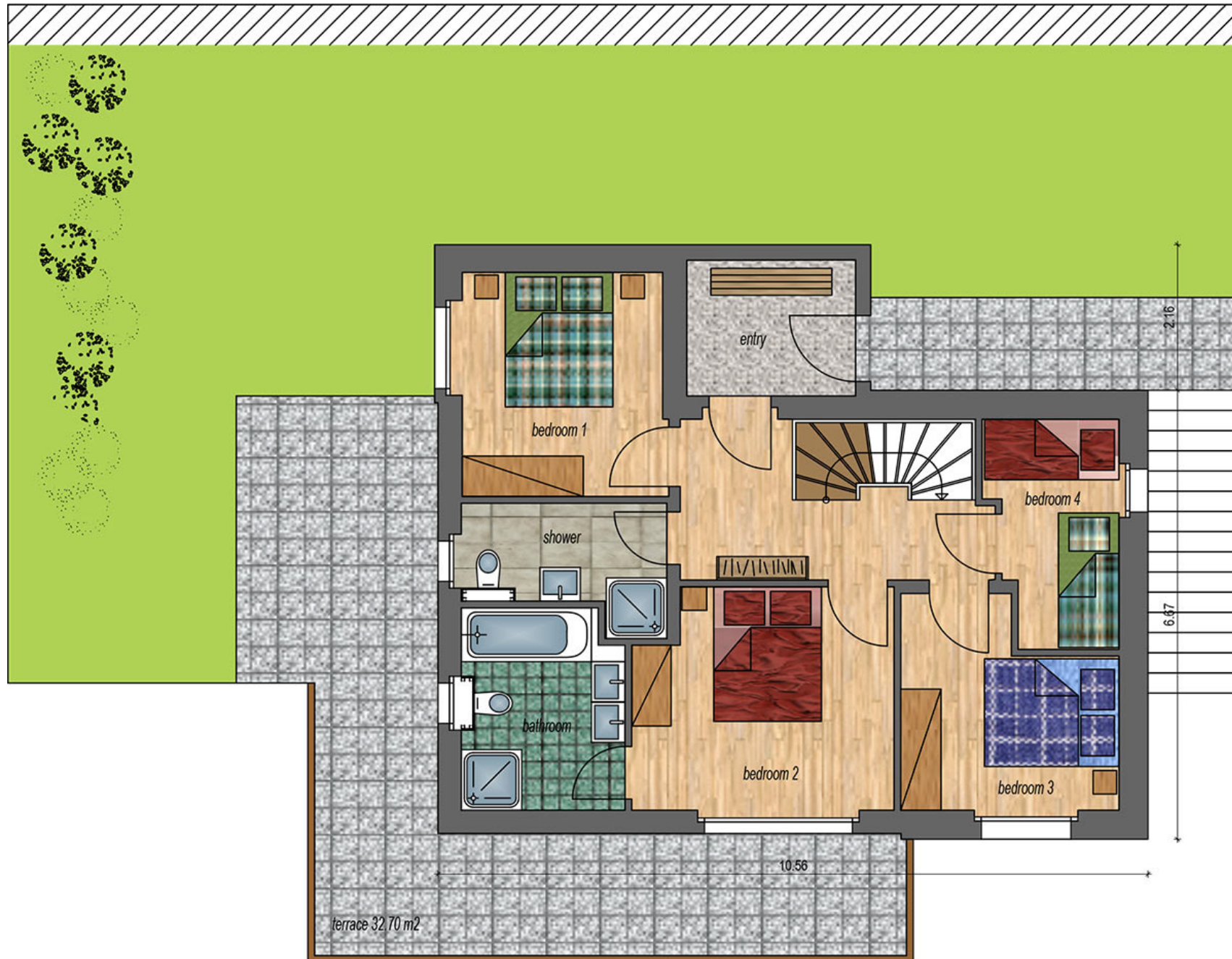


Chalet 15 has a large technical room in the basement that could be used as a laundry room or ski room

FLOOR PLANS - CHALET 15: BASEMENT



FLOOR PLANS - CHALET 15: GROUND FLOOR

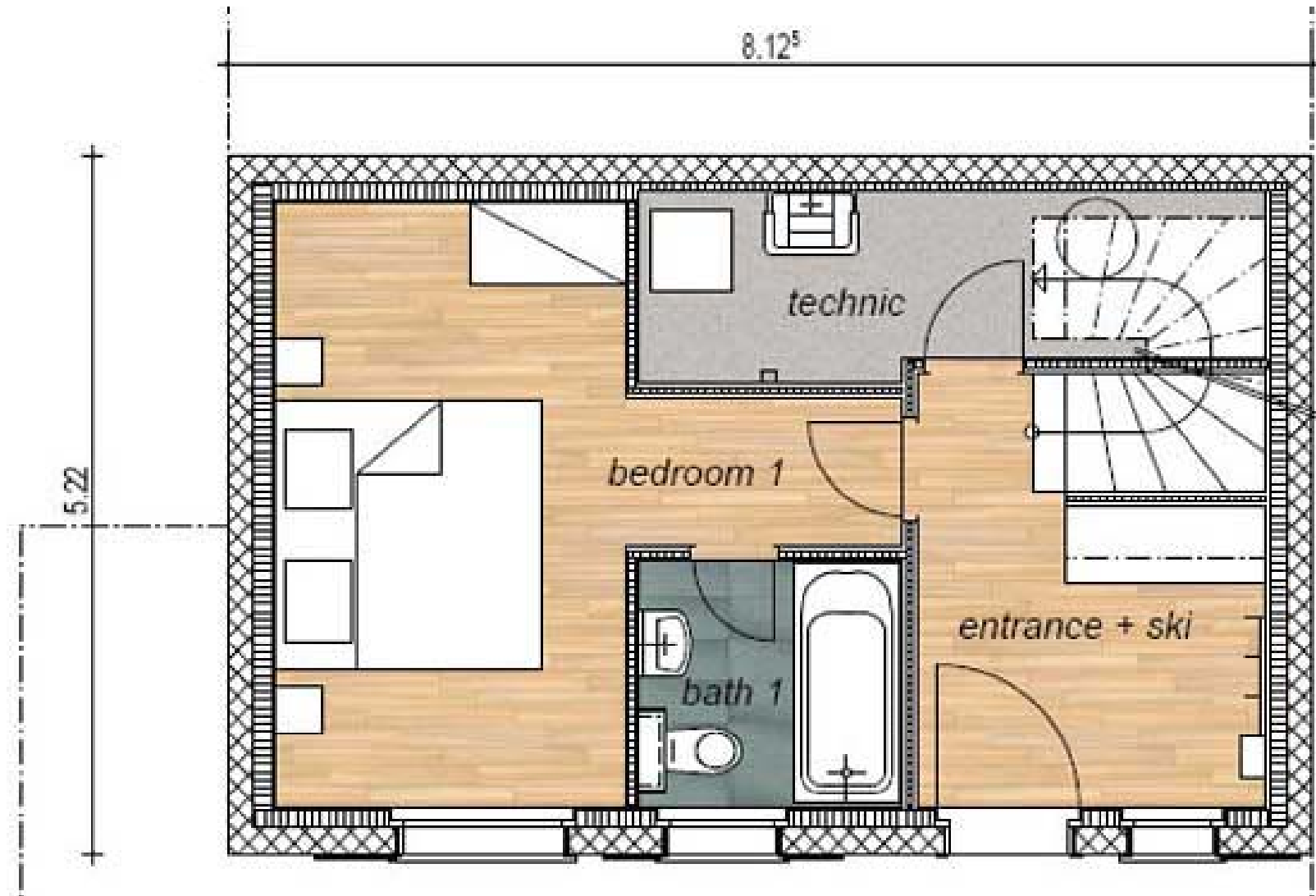


FLOOR PLANS - CHALET 15: TOP FLOOR

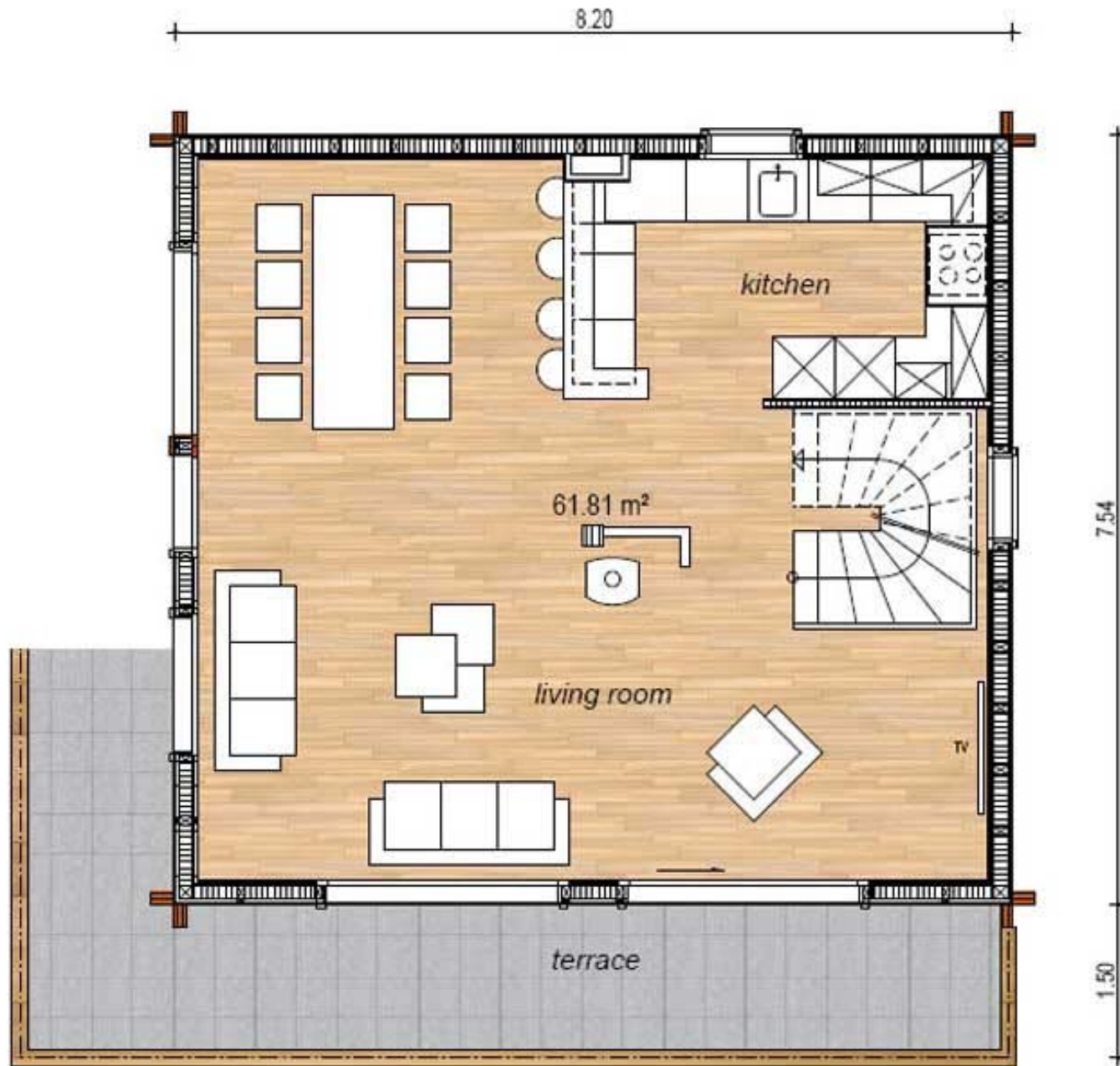




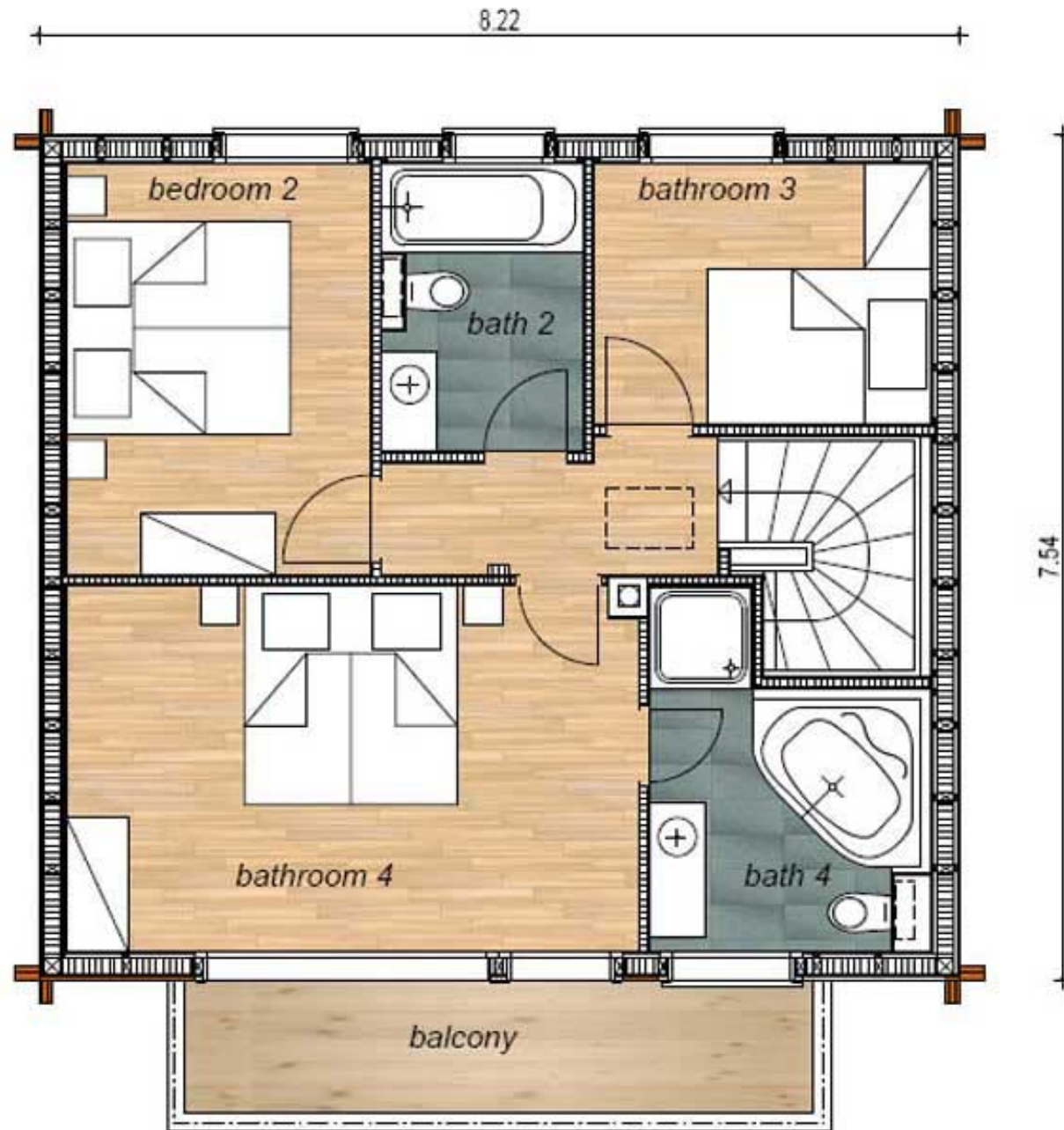
FLOOR PLANS - GROUND FLOOR (CHALET 16 AND CHALET 17)



FLOOR PLANS - FIRST FLOOR (CHALET 16 AND CHALET 17)



FLOOR PLANS - TOP FLOOR (CHALET 16 AND CHALET 17)



BESPOKE CHALETs WITH MODERN OR TRADITION INTERIOR -



HIGH QUALITY FINISH

The chalets are bespoke, so buyers will be able to choose the tiles, flooring and the finish of their chalet. Each of the chalets will be unique and reflect the taste of the owner. The exterior will be finished in larch wood, which is the traditional material used in this area as it's harder and more weather proof than pine. The wood is left natural, and it will darken with age. The chalets

have classic stone roofs with snow bars. Stone cladding is available at additional cost. Standard finishes include Poggenpohl kitchens, large windows, wide balconies and spacious South-facing terraces. The chalets include blinds, shutters, heated boot racks, and they are fully wired for broadband and satellite. Extras such as outside Jacuzzis are available.



PART OF THE VERBIER SKI AREA WITH 410KM OF PISTES FOR ALL



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.

WORLD'S LARGEST SKI AREA

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.



DUAL SEASON RESORT



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

Within the heart of the Rhone Valley sits the Sion golf club, an 18 hole course just minutes away from the city. Overlooked by terraced vineyards, surrounded by the hills of Valere and Tourbillon, this course provides spectacular views whilst you play. Benefiting from an almost Mediterranean climate, the region has 300 sunny days a year, making it a practical ground all year round.



A SOUND INVESTMENT



FINANCE

Swiss banks will lend up to 70% of the purchase price and interest rates are the cheapest in Europe currently at around 1% and low fixed rates are available too. This is the cheapest money you will ever borrow!

PROCEDURE

The notary will apply for your foreigner purchase permit if you are buying a new property or ask for the permit to be transferred to you if you are buying a resale property. This may take some weeks and then you will pay a deposit to the notary and sign the official purchase deed.

RENTING

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.

LEGAL REQUIREMENTS

The properties on our web site are all authorised for sale to foreigners unless specified otherwise. In this Canton you may not resell within 5 years unless you can show a good reason such as ill health or financial problems. After 5 years you may resell to a foreigner or to a Swiss buyer.

INVESTMENT

In a referendum in 2012 the Swiss people voted to prohibit all future construction of second homes but building permits issued before then are still valid. These new properties are the last opportunity to buy a new property in the Swiss Alps as a holiday home. The chalets are good value as Les Collons has direct access by two new chair lifts to Verbier.

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%.

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

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 Please ask for our visits information sheet for other recommendations.

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.

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