

CHALET K2, LES COLLONS, SWITZERLAND



www.investorsinproperty.com
SKI PROPERTY SPECIALISTS SINCE 1986

CHALET K2

Chalet K2 is a beautiful and recently built chalet located in a stunning and picturesque area of Les Masses. This high-end chalet has a bright open plan living/dining area, has been finished to the highest standards throughout and offers amazing views of the surrounding mountains. K2 offers a peaceful alpine getaway with access to the entire Verbier ski system and all just 900m from Les Masses.

KEY FACTS

- Beautiful four bedroom chalet
- Stunning views from the living areas and balconies
- Spacious living area and a sauna
- Within walking distance of the lifts and Les Masses
- 410km of pistes to explore
- Quiet position with stunning views
- 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.



OPEN LIVING ROOM WITH OUTSTANDING VIEWS



PROPERTY

K2 is a beautiful chalet located in a peaceful area of Les Masses, just 4km from the nearby village of Les Collons and with access to the entire Verbier ski system. The chalet can comfortably accommodate ten guests and has proven to be a good investment having been successfully rented for many years.

K2 is set across three floors and offers four bedrooms, two of which en suite, as well as an additional bathroom. There is also a spacious open kitchen and dining area which leads round to the living room. The living room has a fitted corner fireplace and there is a separate sitting room on the top floor. There are two balconies, one on the ground and one on the top floor, which provide the stunning views of the mountains and valley. K2 also has its own lawn area with which to sit out on and enjoy the sun no matter the season.

This impressive chalet was designed and built to the highest standards in a traditional style with wooden walls, floors and ceilings featured throughout. The kitchen is a fully fitted Poggenpohl and has black granite work tops. The basement has a large entrance hall providing ample space for storage as well as a sauna to relax in after a day on the slopes.

LOCATION

There is no doubt the defining feature of K2 is it's peaceful and private setting surrounded by stunning views. Despite this seemingly secluded position, the centre of Les Masses is only 900m away and it is just a fifteen minute walk to the slopes. It is even possible to ski back to the chalet in good snow conditions and once you are familiar with the route.

PURCHASE PRICE: 990,000 SFRS

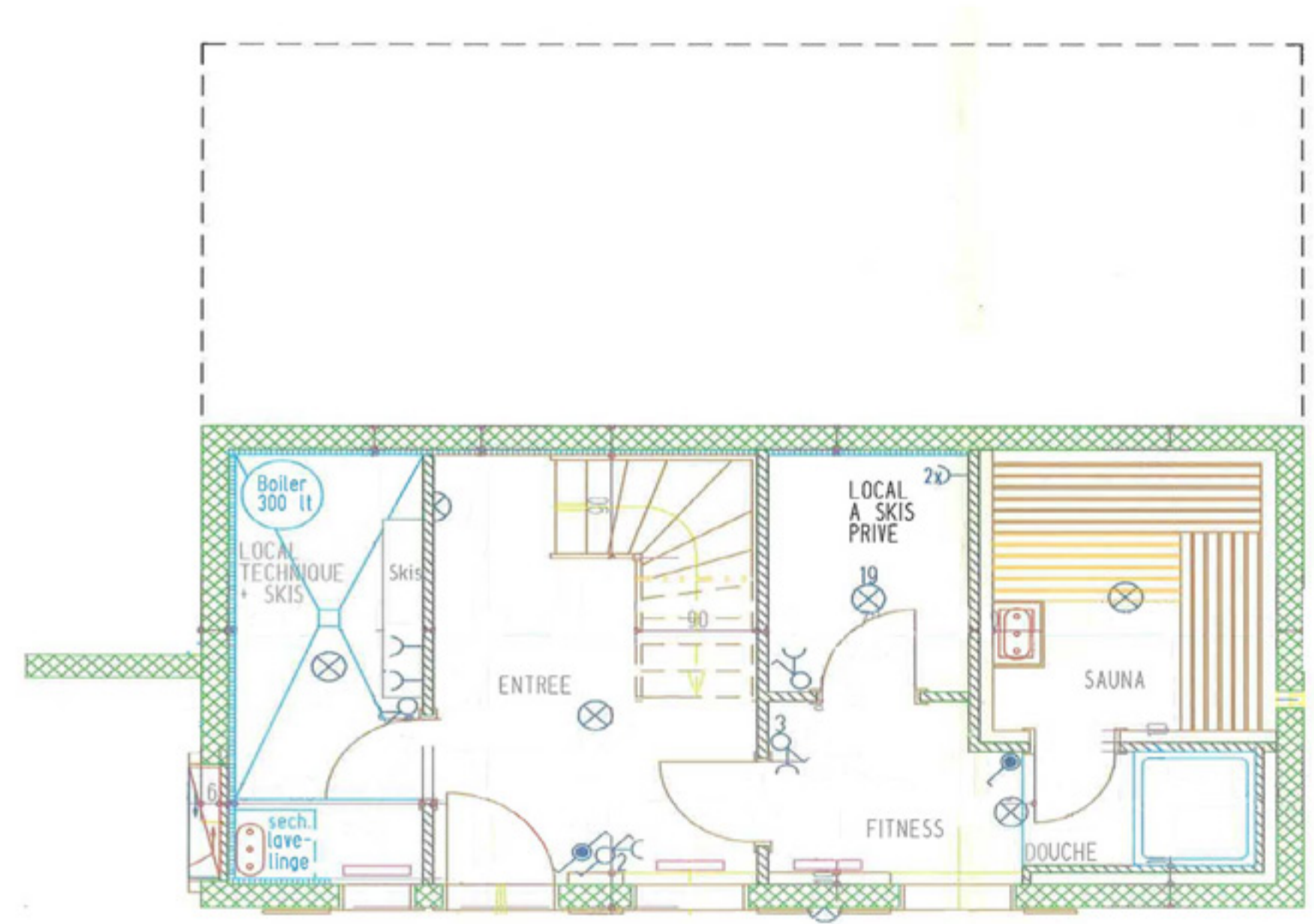




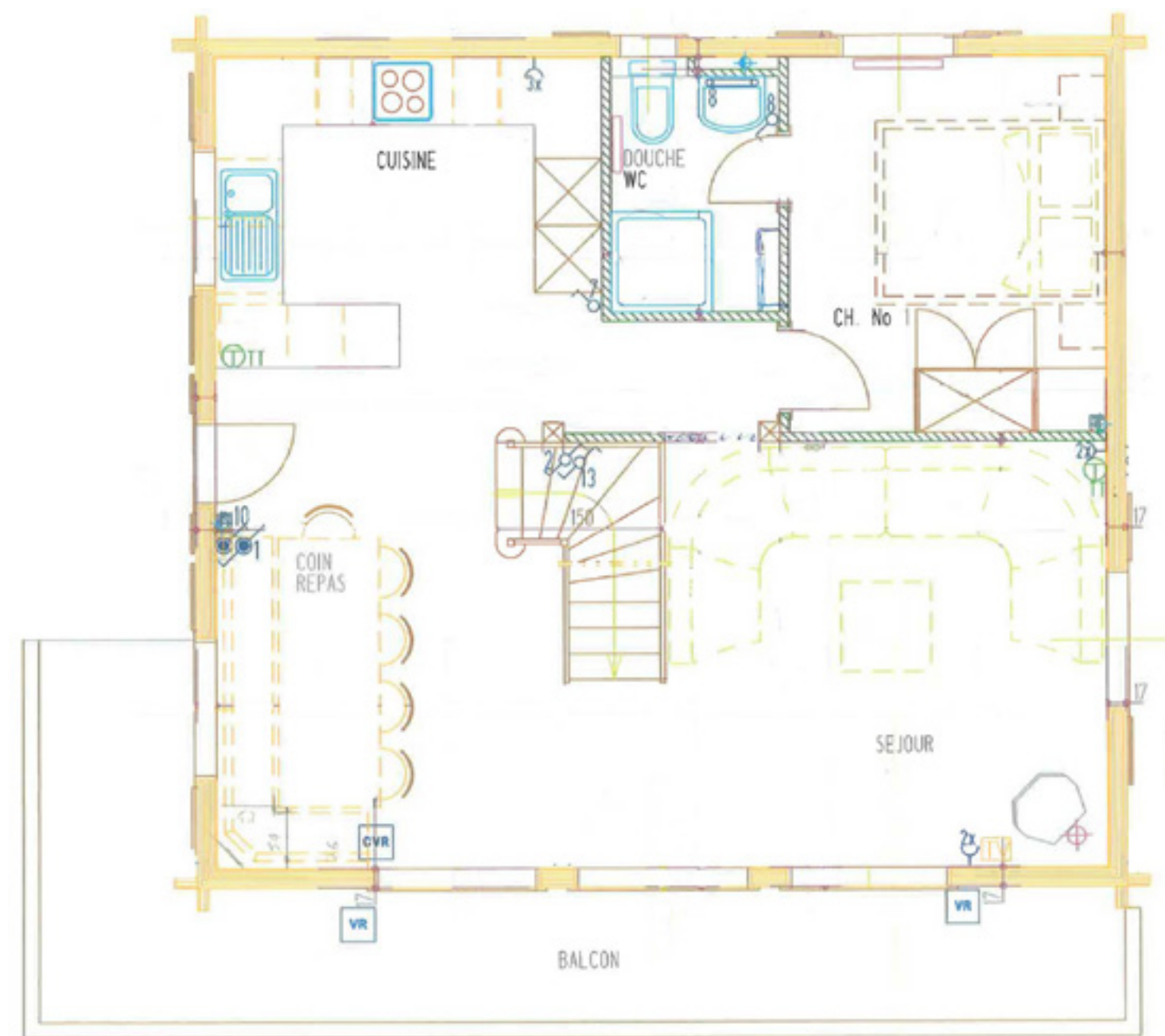




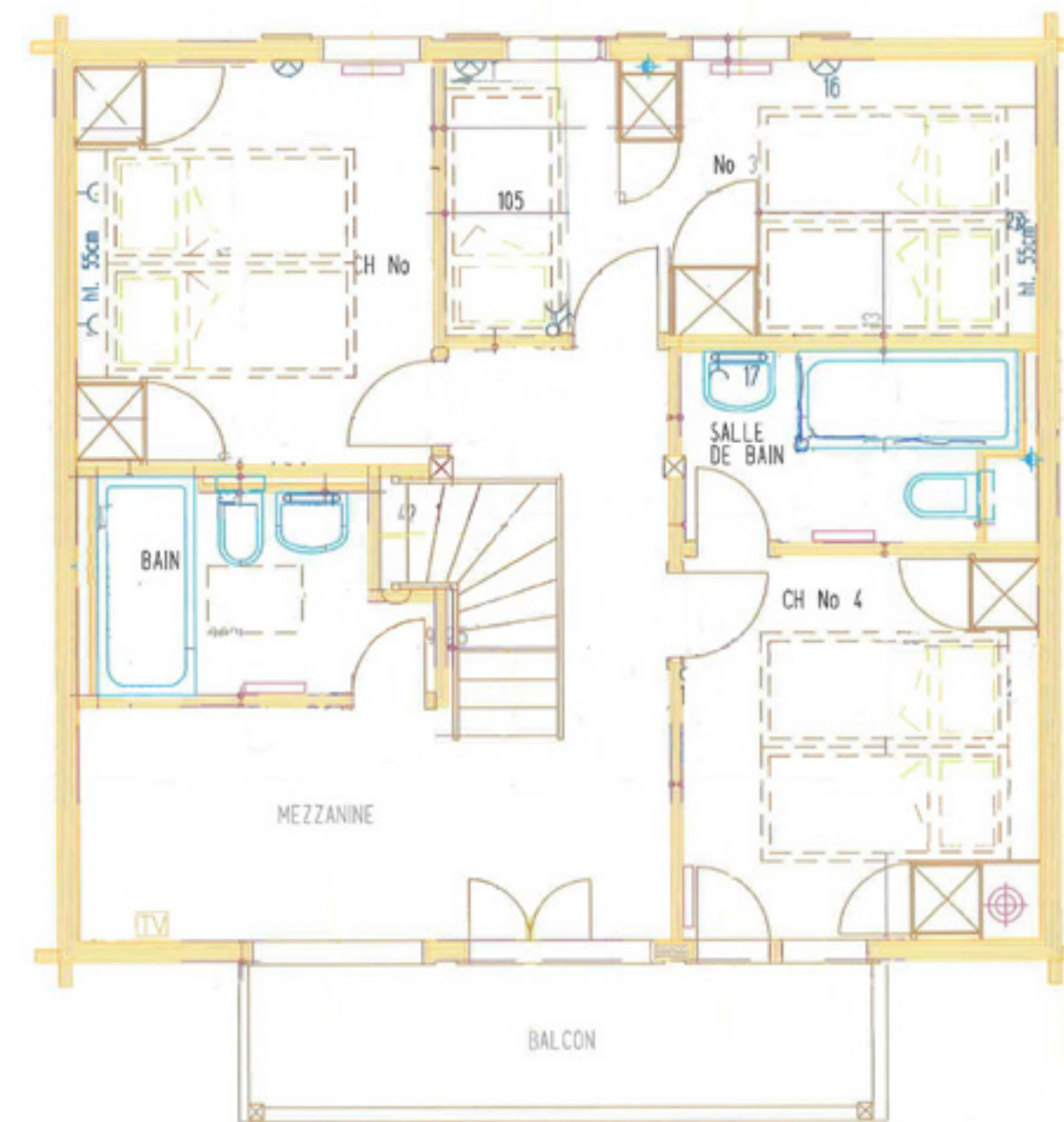
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PART OF THE VERBIER SKI AREA WITH 410KM OF PISTES



WINTER

The “Prinze” ski pass covers Les Collons, Veysonnaz and the pretty village of Evolène 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.



SUMMER ACTIVITIES



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.





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!

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%.

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.

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 fights 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.

Disclaimer: Whilst we make every attempt to ensure the accuracy and reliability of the information contained in all brochures and the company website, we are reliant upon information provided by third parties and therefore, the company, its employees and agents will not be responsible for any loss, however arising, from the use of, or reliance upon this information. The sales deed prepared by the local Notary will contain all the terms of the sale and no warranty or representation made by another person which is not specifically included in that deed of sale is legally enforceable. These particulars and the company website do not form part of any offer or contract and must not be relied upon as statements or representations of fact. © **Investors in Property** 2016

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



www.investorsinproperty.com
SKI PROPERTY SPECIALISTS SINCE 1986