

# Roossi Huus, Wengen, Switzerland



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# Roossi Huus

Exceptional chalet built in 2003, well positioned just five minutes walk to the station, town centre and the ski lift. This one bedroom apartment has a fully equipped kitchen with dining area and a large living room with a pull down double bed. It is **available to foreigners**

## Essential Facts

- Exceptional chalet built in 2003
- Ground floor 1 bedroom apartment
- Habitable area of 70m<sup>2</sup> plus balcony
- Sold fully furnished
- Well positioned just 5 minutes from the town centre
- An attractive traditional style traffic-free resort, at an altitude of 1250m with skiing to 2970m
- A total of 213km of pistes in stunning scenery, including Wengen, Grindelwald, and Murren
- 45 minutes from Berne, 2 hours from Zurich, 2hrs 30mins from Geneva



# Traditional traffic-free resort



## Resort Information

Wengen is an attractive, traditional, traffic-free village perched in a sunny position above the Lauterbrunnen valley at an altitude of 1275m set in stunning scenery. This is a charming and rather old-fashioned resort, with many Victorian hotels and it has a calm, unhurried atmosphere. It has some of the most dramatic views in the Alps and is a firm favourite with well-heeled British visitors who return year after year. Wengen is a perfect dual season destination with Interlaken and the lake nearby.

The Jungfrau ski area includes the resorts of Grindelwald and Murren with a total of 213km of pistes. Wengen is also an excellent choice for non-skiers as they may take the cog railway to join friends on the mountain for lunch and there is plenty to do off the slopes.

## Getting there

Just 45 minutes from Berne, less than 2hrs from Zurich, 2hrs 30mins from Geneva. A new service from London City to Berne with [www.flyskywork.com](http://www.flyskywork.com) makes Wengen one of the fastest transfers in the Alps. Wengen is accessible only by a cog railway built over 100 years ago. Visitors leave their car in the multi-storey car park next to the station in Lauterbrunnen and take the train up. Many visitors prefer not to rent a car or drive as the Swiss railway is such a pleasure to use.



Fantastic Views of the valley



# Property

Exceptional chalet built in 2003, well positioned just five minutes walk to the station, town centre and the ski lift.

This fully furnished ground floor apartment can be reached by lift or stairs. There is a private lock-up cellar area, communal ski/boot room and laundry room with washing machine & tumble dryer.

There is a fully equipped kitchen with dining area.

It has a good size entrance hall, 1 large bedroom and bathroom with combi bath/shower.

The lovely lounge area has been tastefully furnished with pull down double bed and French windows onto the balcony area.

**Price: 495,000 sfrs**

The price includes the furniture

**Available to foreigners**



# Jungfrau ski area with 213km of pistes for all abilities



## Winter

The Jungfrau lift pass covers Wengen, Grindelwald, and Murren with a total of 213km of pistes up to 2970m. The reconstruction of the Mannlichen cable-car now gives a convenient and speedy alternative to the train. Intermediate skiers have plenty of long runs to choose from and can spend a day travelling right across to the Schilthorn or descend down to Grindelwald.

There are plenty of mountain restaurants and this is the place to enjoy rosti at its best. The resort is in the heart of one of the oldest established winter sport regions in the Alps. In January the international Lauberhorn ski race takes place, probably the most spectacular World Cup race in the whole ski circus.

The spectacular scenery and easy cruising skiing draws visitors back year after year so the resort has a cosy, friendly feel to it which is very Swiss.

## Non-skiers

There is plenty to do for non-skiers as this is a very relaxing, sunny and peaceful traffic-free resort with some fabulous walks set in stunning scenery. As with many old long established ski resorts there are many other activities such as ice skating and tobogganing.

The cog railway makes it easy for non-skiers to meet their friends and family for lunch or travel easily to Grindelwald, Lauterbrunnen and Murren.

The nightlife can be a lot of fun for a small resort with a sleepy image. The Tanne bar is always busy and is a good starting point for an evening out. Most of the hotel bars stay open late and some have music. The bars in the Sunstar, the Falken and the Caprice are always fun and a quiet beer often turns into a good night out. You can also eat well in Wengen, particularly at the Caprice, Baren and Schonegg and the Hirschen.

# Picturesque dual season resort



# Summer

The Lauterbrunnen Valley is spectacular, and Wengen is as busy in summer as it is in winter. Wengen is truly a dual season resort set in a stunning mountain backdrop and as this is a traffic-free resort it has a very special and uniquely relaxing atmosphere. With over 500km of sign posted hiking trails and 15 mountain railways and cable cars it is easy to explore. The Eiger, Mönch and Jungfrau are famous peaks for serious mountaineers but there are many less strenuous activities. Wengen has a lovely outdoor pool and there and tennis courts and a mini golf too.

There is plenty to do in the valley and Interlaken with its lake and golf course is always a pleasure to visit. The Swiss rail system is such a delight to use that it is a pleasure to explore the region without a car.



Wengen has stunning views of the Lauterbrunnen Valley



## Finance

Swiss banks will lend up to 70% of the purchase price and interest rates are the lowest in Europe currently around 2% to 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. When the purchase permit has been allocated you are expected to pay approx. 30% to the notary on signing of the final sales contract and then in stage payments as the property is built. If you take 70% finance the bank will take over the stage payments after you have paid the first 30%.

## Purchase costs

The total purchase costs including notary fees, purchase taxes etc. are approximately 2.9%. The notary will apply for your foreign purchase permit on your behalf when you reserve a chalet and have paid the 10% deposit. It takes about 3 months for the request for a permit to be processed.

## Also payable

One off parking tax to the municipality of Lauterbrunnen council approximately 6,000 Sfrs. This does not entitle you to a parking space.

## Legal requirements

Foreigners may buy an apartment in Wengen but are not permitted to buy a detached chalet. In any building only 50% of the apartments may be bought by foreigners and in a national referendum of 11th March 2012 the Swiss people voted to prohibit all new construction of second homes in Switzerland from 1st of January 2013 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 resell at any time to a foreigner or a Swiss national.

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.

Contact us for advice or to arrange a visit



## Viewing

There are plenty of cheap flight to Geneva and Zurich all year round and a good service to Berne in the winter months. We will arrange for you to view with our local representative who is British, and has been living and working in Wengen for over 25 years. She will show you both new and re-sale properties in the resort.

If you are thinking of staying overnight or visiting more than one resort, we will recommend hotels and set up an itinerary for you.

## Contact

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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.



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