

Chalet Alexandra, Saas Fee, Switzerland



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SKI PROPERTY SPECIALISTS SINCE 1986

Chalet Alexandra

This is a rare opportunity for a foreigner to be able to buy a chalet in Saas Fee. Renovated to a very high standard about 6 years ago the chalet is in perfect condition. It is in the Mountain Village development at the sunny end of the resort of Saas Fee. This two bedroom chalet is being sold completely furnished and equipped. The south facing balconies have fantastic views of the glaciers.

Essential Facts

- Luxury 2 bedroom resale chalet
- Available for foreigners
- Two South facing sunny balconies
- Wonderful views of the surrounding mountains
- High altitude traditional traffic free village at 1800m
- Skiing between 2500m and 3500m
- Two and a half hours from Geneva or Milan
- Dual season resort



Two and a half hours drive from Geneva or Milan



Resort Information

Saas Fee is one of our favourite resorts, a high altitude traditional traffic free village set at 1800m in a dramatic setting surrounded by glaciers.

The village oozes Swiss charm; narrow streets lined with old chalets, traditional barns set on stones, with a church and mountain guide office and school at the centre of the village. Unlike so many of the mega-resorts this village has a fabulous atmosphere in both summer and winter, 'Small is beautiful'.

There is a huge selection of good restaurants, traditional tea houses and shops but Saas Fee also has a great après ski scene, starting in the snow bars near the lifts and ending with live music in Popcorn or cool bars such as Poison.

Getting there

Saas Fee is about two and a half hours drive from Geneva, Milan, or Zurich. As it is a car-free resort all visitors park at the entrance to the village and take an electric taxi to their chalet or walk five or ten minutes.

Alternatively you could take the express train from Zurich or Geneva and then the post bus up from Visp.



All fixtures and fittings included



Property

This beautiful chalet is on two floors, the top floor is open plan with living room, dining and kitchen area all with vaulted ceilings and a Free standing wood burning stove. The kitchen is superbly equipped with Sieman's units including dish washer, fridge, microwave.

On the ground floor there are two double bedrooms, bathroom with bath, shower, sink & toilet. There is also a storage room on the ground floor and skis and Boots can be stored near the lift stations. This luxury chalet has two south facing balconies with wonderful views of the surrounding mountains.

The chalet is for sale including all the fixtures and fittings (leather sofa bed, furniture, curtains etc) and is **available for foreigners.**

Price: 750,000 Sfrs



Stunning views from the south facing balconies



Location

Chalet Alexandra is part of the Mountain Village development which is in a wonderfully sunny position at the back of the village in the Wildi area. Here set in deep snow you really have an authentic mountain feel with fabulous views. The chalet is located approximately 800m from the slopes and ski lifts.

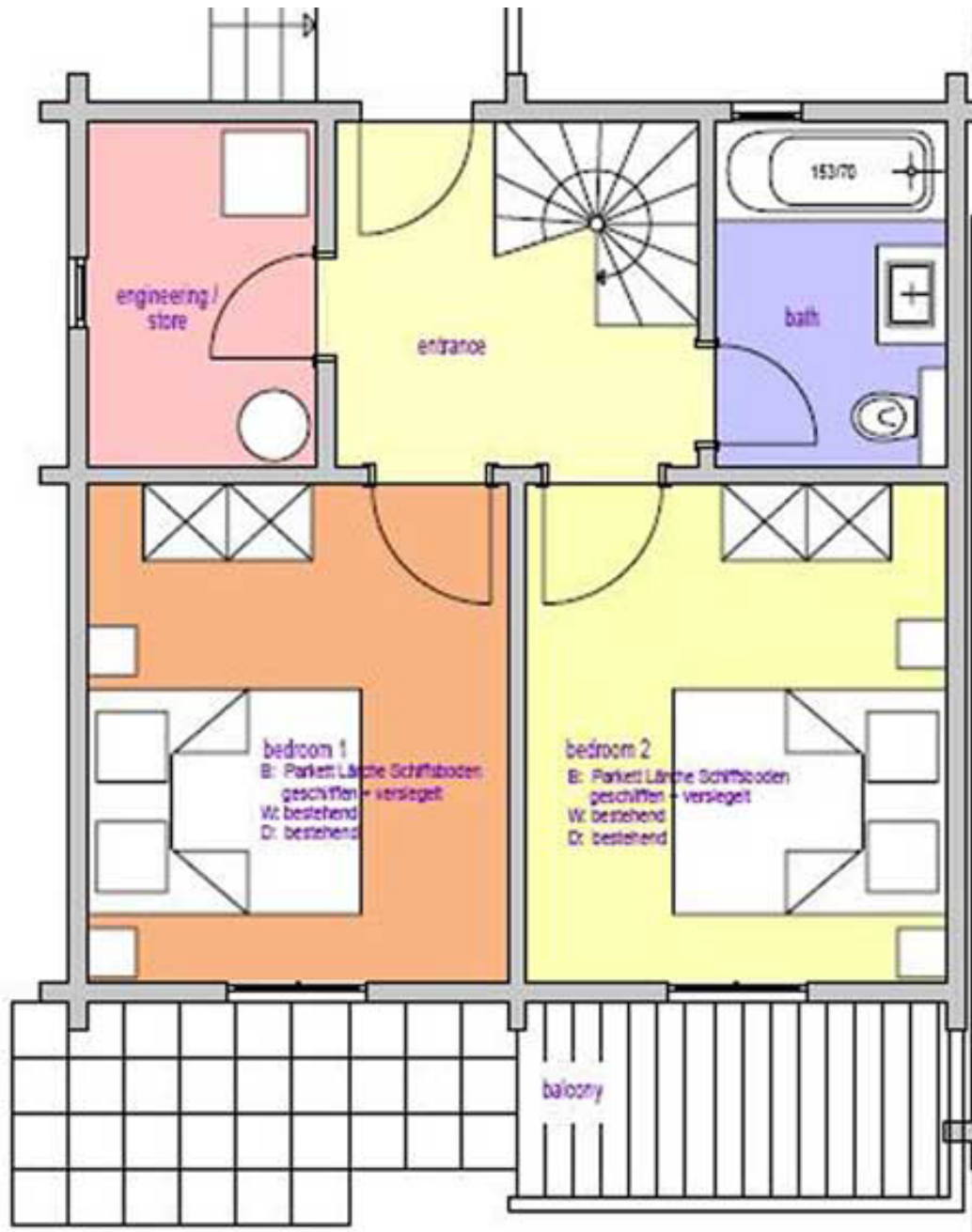
Saas Fee is a car-free village and visitors park in a multi-story car park at the entrance to the village. Chalet Alexandra is about five minutes walk from the car park or you can call an electro taxi. The chalet will be conveniently placed to take advantage of the new ski lift

which is planned to go from the car park / bus station up to 3880m and give access to the slopes of Zermatt. There is a choice of two free electro bus routes to access the lifts and the stopping point is about 150m from the chalet. It is also possible to leave your skis and boots at the Alpin Express lift station.

It is an easy (flat) walk through the village to the lifts. There are some restaurants and shops within five minutes' walk. The centre of the resort is ten minutes away and has a huge selection of restaurants, bars, sports and beauty facilities and shops.



Floor Plans- Ground Floor

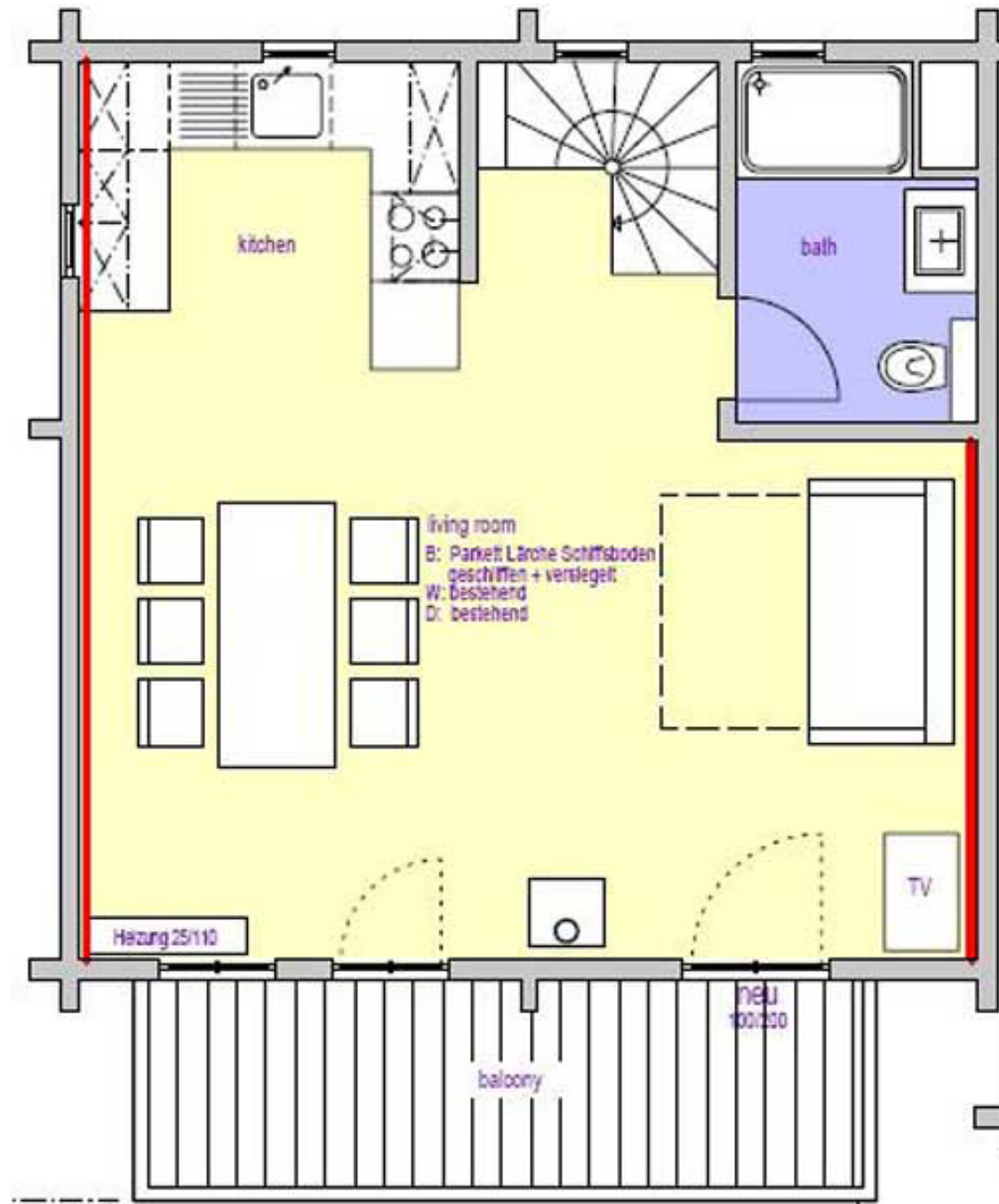


Ground Floor:

The ground floor of Chalet Alexandra has two double bedrooms, and a fully fitted bathroom. There is also the entrance hall and a storage room.

The large balcony faces south.

Floor Plans- First Floor



First Floor:

The first floor has a large living, kitchen and dining area and a second bathroom. There is also a fold-out leather sofa-bed in the living room.

The large balcony faces south.

Winter

Saas Fee is the place for all winter sports including the World Snowboard championships in November and the World Ice-climbing championships in January. If you like ski touring then put on your skins and take a guide to discover the real mountains. With most of the skiing between 2500m and 3500m skiing is possible throughout the year and the lifts are open from July right through autumn until the end of April, so you have skiing 10 months of the year.

Saas Fee is a good choice for non-skiers too as there are many marked winter walks and plenty to do including husky dog sledding, tobogganing, ice skating, curling and a superb indoor sports centre with a pool and saunas. The 5* Hotel Fereinart offers beauty treatments and relaxing massages if you want to pamper yourself.

If you want a resort with a snow guarantee, this is it! Saas Fee has ambitious plans to replace old lifts and to build a new with a new gondola up to 3880m to serve the summer ski area and to provide a link to Zermatt. The ski pass includes a free day in Zermatt in the next valley, just one hour away by car.



Dual season resort with lots to do for all ages



Summer

Saas Fee is a real village, a true dual season resort. Most of the international ski teams train on the glacier in the summer so the resort is always busy. Apart from its 350km network of hiking paths, the Saas Valley also has a wide variety of summer activities for both old and young, such as summer skiing and snowboarding, mountain-biking, tennis, mini-golf, trampoline, pétanque, trekking on horseback, scooters, and climbing.

Saas Fee also has a rope challenge in the forest, a children's roller coaster (the Feeblitz) and a children's clubs with organised activities. The public swimming pool and sports facilities are excellent. At the foot of the ski slopes are football pitches and tennis courts and a small golf course.



A sound investment



Finance

Swiss banks will lend up to 70% of the purchase price and interest rates are currently very low at around 2% to 2.5%. Fixed rates and flexible loans are also available.

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%.

Investment

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 in this resort.

Legal requirements

Demand for property in Saas Fee is so high that to stop prices going up too fast the commune restricted new building to just 1500m² per year which is enough for only one apartment building. At a national referendum of 11th March 2012 the people voted to prohibit all new construction of second homes 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 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).

Contact us for advice or to arrange a visit



Viewing

We have an intimate knowledge of all our resorts and we can suggest the perfect place to stay and excellent local restaurants to ensure 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.

There are plenty of cheap flights to Geneva, Zurich and Milan and it is also possible to fly to Sion airport just over an hour away with Snowjet www.snowjet.co.uk in the winter. If you are thinking of staying overnight or visiting more than one resort we will make recommendations and set up an itinerary for you. For our visits information with tips on visiting and recommended hotels please do contact us.

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

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