

# Belle Plagne, France



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# Key Facts

- Belle Plagne is a ski-in, ski out resort
- At 2050m with glacier skiing at 3250m
- Just 90 mins from Chambéry airport, 2 hours 20 mins from Geneva
- A perfect ski area for intermediates and beginners
- Part of the huge Paradiski area
- With 425km of pistes served by 411 lifts
- Easy access to Plagne-Centre



Family friendly resort with access to Paradiski



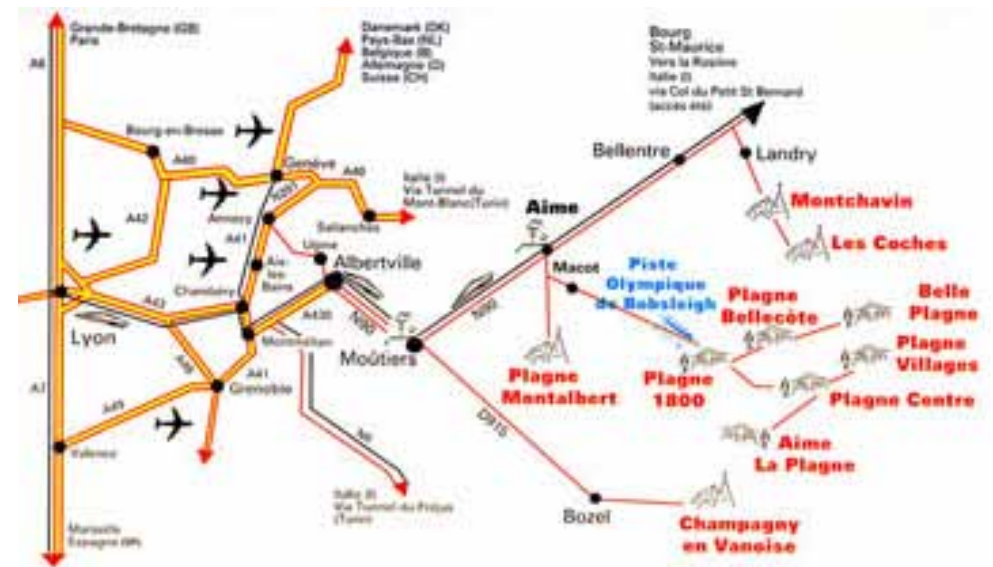
## Resort information

Belle Plagne is a small, relaxed, atmospheric, family-friendly skiing hamlet in the French Alps which at 2,050m is high above the much larger La Plagne resort. It makes an excellent base from which to explore Paradiski, the linked ski areas of La Plagne and Les Arcs, offering 425km of pistes and 141 lifts.

Belle Plagne has been designed sympathetically to give maximum convenience for skiers and snow-boarders alike. There are numerous shops and restaurants all linked by covered walkways. This is ski-in, ski-out convenience at its best and you don't need a car.

## Getting there

Belle Plagne is just 120km from Chambéry airport an easy journey taking just 90 minutes. There is a good service to Chambéry in winter with [www.snowjet.co.uk](http://www.snowjet.co.uk) and [www.flybe.com](http://www.flybe.com) and others. Access from Geneva airport is easy too in 2 hours 20 minutes by car and of course there are plenty of cheap flights to Geneva airport



La Plagne has 250km of its own slopes



# Winter

With 225km of its own slopes, of which almost 80% are blue or red, La Plagne is an intermediate's paradise, even if you don't use the link to Les Arcs and for experts it has the attraction that the huge area of off-piste doesn't get skied out too quickly. The high altitude of the resort at 2050m and direct access to the glacier at 3250m you have a first class snow guarantee.

There are 50 miles of cross-country slopes, the nursery slopes are a good size, there are six children's snow play areas and 16 jardin d'enfants, and access is easy and efficient. This is wonderful resort for children learning to ski and you don't need to stress about carrying all their equipment around.



# Best Après Ski in the area



## Après Ski

Belle Plagne probably has the best après ski of all the villages in la Plagne and there are a number of bars and restaurants. Raclette, fondue and hearty Savoyard fare are on the menu in some; La Cloche is good for regional dishes and pizzas and has great atmosphere. Le Matafan is another local favourite; it's the open fire and giant portions that pull in the crowds, as does the deck at lunchtime for sun-seekers. La Tete Inn is also recommended. There is also ten-pin bowling and a relaxation and fitness centre.

All the facilities and hustle and bustle of la Plagne Centre are nearby too if you want a big night out. A three-year renovation plan has started in the shopping malls in Plagne-Centre and a new swimming pool and spa complex is due to be completed in Montchavin.

There are some excellent mountain restaurants such as Les Borseliers in Champagny en Vanoise which offers a sheltered suntrap, while Le Chalet de Friolin at Les Bauges is traditional and cosy. Head up to the Bellecote Glacier and visit the ice sculptures in the Grottes de Glace, or ice caves, before warming up with hot chocolate in the nearby cafe. Or try romantic husky sledding with Matthias and his beloved dogs in the forests of Plagne Montalbert, some 30 to 40 minutes from Belle Plagne by car.

## Igloo Village

If it's novelty you're after, take the kids on an overnight adventure at Mon Village Igloo, a new venture comprising six igloos a short distance from La Plagne village where you can dine on regional dishes or even stay the night. Don't forget your thermals.

# Legal requirements and finance



## Legal Requirements

There are no restrictions in France so anyone may buy and sell any property in France freely. All property is freehold and most purchasers choose to buy in their own name but it is also possible to buy a property in the name of a company. Some new developments require you to rent your property when you are not using it and then you may reclaim the VAT which is due on the purchase price.

## Finance

Typically, French banks will lend up to 80% of the purchase price and usually the repayment period would be in the region of over 15 years. We are able to recommend a mortgage broker which specialises in French finance and deals with all the major French banks. They are able to offer fixed and variable rates. Rates change all the time but currently they are offering a 20 year fixed rate at 4.25% on 80% loan to value.

## Purchase costs

In France one Notary, a semi-public official, will usually act for both the purchaser and the vendor. The total legal fees and taxes for purchasing a new property less than 5 years old are around 2.5%. Additional purchase taxes must be paid to the "department" and to the "commune" when purchasing a property over 5 years old. These will total 4.89% of the purchase price and will bring the total purchase costs up to 7.5%.

## Renting

We are currently marketing several ski-in, ski-out "Residence de Tourisme" developments with good wellness facilities. This type of property always rents well and is in high demand. It is a trouble-free investment with excellent capital appreciation. You receive a discount of 19.6% when you buy a new apartment freehold and then you lease it a specialist company which will manage the property and rent it for you. In addition some schemes give you a guaranteed fixed income which varies according to how many weeks you use the property yourself. Other schemes give you a variable income which depends both on the actual revenue produced and your own use.

Contact us for advice or to arrange a visit



## Viewing

Viewing is easy - There are many cheap flights to Geneva with EasyJet [www.easyjet.com](http://www.easyjet.com) and a good service to Chambery in winter [www.snowjet.co.uk](http://www.snowjet.co.uk) and [www.flybe.com](http://www.flybe.com) so it is possible to make a day trip but if you would like to stay overnight, we can recommend good hotels in the area or you could even stay at le Centaure.

## 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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