

REAL ESTATE OFFER

La Louennaz





LOCATION

«Les Portes du Soleil», 12 interlinked resorts on either side of the Franco-Swiss border and only 80 minutes from Geneva, has been, for more than 40 years, one of the biggest ski areas in the world.

Nestled in the heart of the Alps, this is the place where skiers can enjoy both pristine natural surroundings and the best powder snow. Ski lifts are unobtrusive in the wooded slopes and the ski runs wind through alpine meadows and forests, past age-old chalets.

At nearly 8 meters, over a period from December to April, the annual average cumulated snowfall for the area is exceptionally high.

Known as the **Balcony of the Chablais** and a border resort of Les Portes de Soleil on Swiss territory, the peaceful village of Torgon offers its guests savoury encounters with local produce paired with stunning views of Lake Geneva, the Vaudois and Valaisian Alps, the massif of Les Dents du Midi as well as French Haute Savoie and the Mont-Blanc.

Its ski runs form a network suitable for skiers of all levels, beginners to highly experienced, and provides direct access to Les Portes du Soleil, the most attractive ski domain in Europe.

The resort, busy during all 4 seasons, also offers innumerable possibilities for excursions in the region and numerous mountain bike trails criss-crossing the whole of Les Portes de Soleil domain. A swimming-pool, outdoor tennis courts, horse-riding centre, hang-gliding school, climbing wall, summer sports centre and high-altitude restaurants complement these activities.

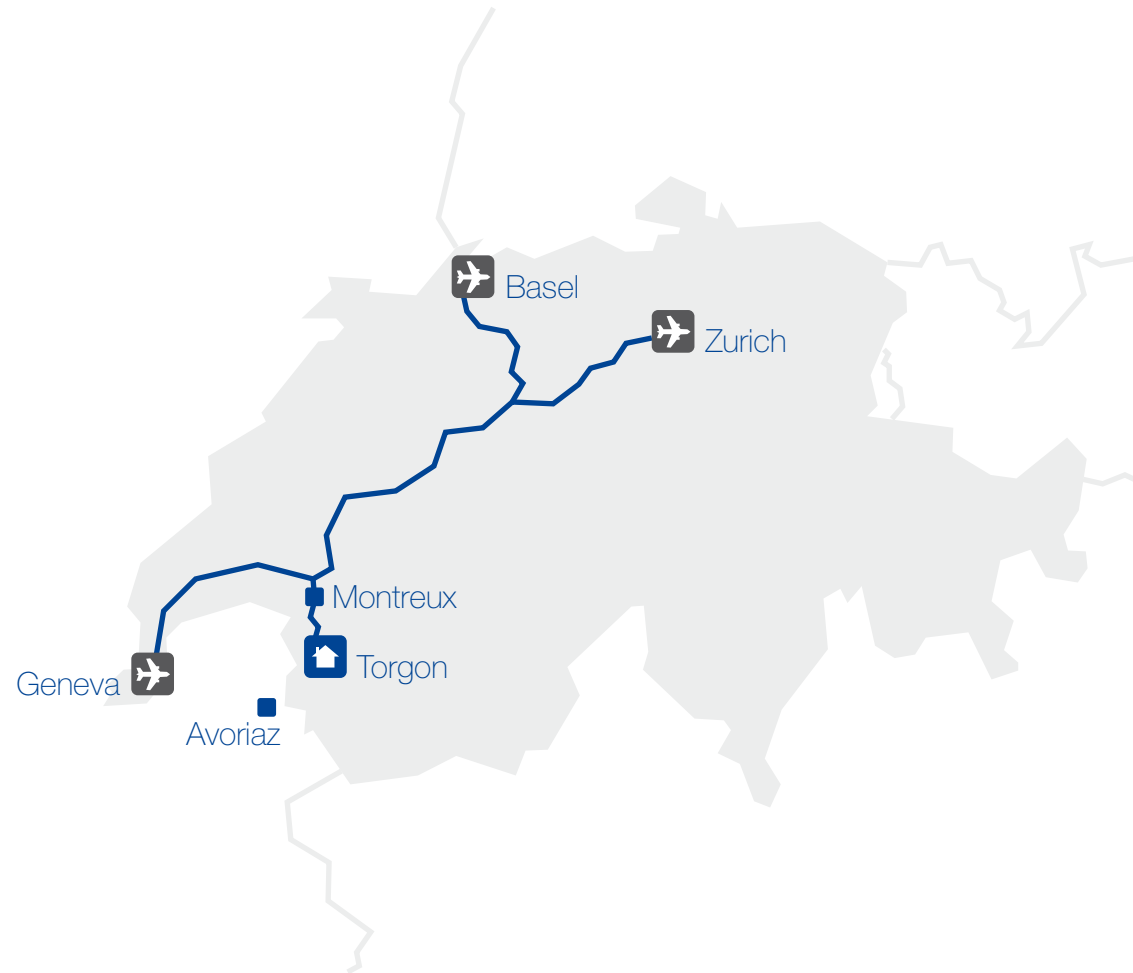
Moufflons, residing in the heights above Torgon say it all:

«The panoramic view and the warm welcome of its inhabitants make the charm and conviviality of this resort».



Distance from Torgon to :

Geneva	118 km
Basel	217 km
Zurich	240 km
Lausanne	55 km
Montreux	27 km
Avoriaz	90 min by ski





INTRODUCTION/DESCRIPTION

General Notes

This description is applicable to the whole project, unless stated otherwise.

The works will be executed in accordance to standard SIA 118, «General Conditions for Building Works».

Federal regulations for the prevention of accidents on building sites (CNA) will be observed.

The project has been analysed by an acoustic scientist and meets current standards, in particular SIA 181 «Protection from Noise in Buildings».

Features

«Label Minergie» (air tightness, low energy consumption, natural ventilation...)
 Seismic-proof building
 Acoustic standards as defined by OPB ET SIA standard 181/2006
 Informal communal reception and eating area («carnotzet»)
 Wine cellar with automatic temperature and humidity control
 Open hearth in each flat from level 1
 Washing machine and dryer in each flat from level 1
 High-speed fibre optic connection to local telecommunications network (cable TV, internet, telephone)





LAYOUT

Apartment 1



APARTMENT: 2.5 ROOMS - FLOOR 0

Living Room - Kitchen	22.21m ²
1 Bedroom	11.77 m ²
1 Bathroom	3.80 m ²
Living Area	37.78 m²

virtual tour <http://demos.airvea.ch/panoramas>



Apartment 2

APARTMENT: 2.5 ROOMS - FLOOR 0

Living Room - Kitchen	25.86 m ²
1 Bedroom	14.19 m ²
1 Bathroom	5.19 m ²
Living Area	45.24 m²

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Apartment 3

APARTMENT: 2.5 ROOMS - FLOOR 0

Living Room - Kitchen	39.46 m ²
1 Bedroom	13.91 m ²
1 Bathroom	3.80 m ²
Living Area	57.17 m²



Apartment 4

APARTMENT: 2.5 ROOMS - FLOOR 1

Living Room		48.32 m ²
Kitchen		9.83 m ²
Storeroom		6.85 m ²
1 Bedroom		12.59 m ²
2 Bathrooms		8.69 m ²
Balcony - Terrace	88.92 counted at 50%	44.46 m ²
Living Area		130.50 m ²



Apartment 5

APARTMENT: 3.5 ROOMS - FLOOR 1

Living Room		45.43 m ²
Kitchen		9.82 m ²
Storeroom		10.90 m ²
Entrance Hall		9.81 m ²
2 Bedrooms		45.54 m ²
Walk-in Wardrobe		6.96 m ²
3 Bathrooms		13.96 m ²
Balcony - Terrace	65.62 counted at 50%	32.81 m ²
Living Area		175.23 m ²



Apartment 6

APARTMENT: 3.5 ROOMS - FLOOR 2

Living Room - Kitchen		58.75 m ²
Storeroom		3.44 m ²
Entrance Hall		11.15 m ²
2 Bedrooms		27.33 m ²
Walk-in Wardrobe		3.39 m ²
2 Bathrooms		6.82 m ²
Balcony - Terrace	42.93 counted at 50%	21.47 m ²
Living Area		132.35 m ²



Apartment 7

APARTMENT: 4.5 ROOMS - FLOOR 2

Living Room - Kitchen		54.12 m ²
Storeroom		5.23 m ²
Entrance Hall		17.60 m ²
3 Bedrooms		38.06 m ²
Walk-in Wardrobe		3.39 m ²
3 Bathrooms		9.88 m ²
Balcony - Terrace	112.17 counted at 50%	56.09 m ²
Living Area		184.37 m²

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Apartment 8

APARTMENT: 4.5 ROOMS - FLOOR 3

Living Room - Kitchen		54.78 m ²
Storeroom		5.23 m ²
Entrance Hall		17.60 m ²
3 Bedrooms		38.06 m ²
Walk-in Wardrobe		3.39 m ²
3 Bathrooms		9.88 m ²
2 Balconies	50.53 counted at 50%	25.27 m ²
Living Area		154.21 m ²



Apartment 9

APARTMENT: 4.5 ROOMS - FLOOR 3

Living Room - Kitchen	54.12 m ²
Storeroom	5.23 m ²
Entrance Hall	17.60 m ²
3 Bedrooms	38.06 m ²
Walk-in Wardrobe	3.39 m ²
3 Bathrooms	9.88 m ²
2 Balconies	59.07 counted at 50% 29.54 m ²
Living Area	157.82 m²

virtual tour <http://demos.airvea.ch/panoramas>

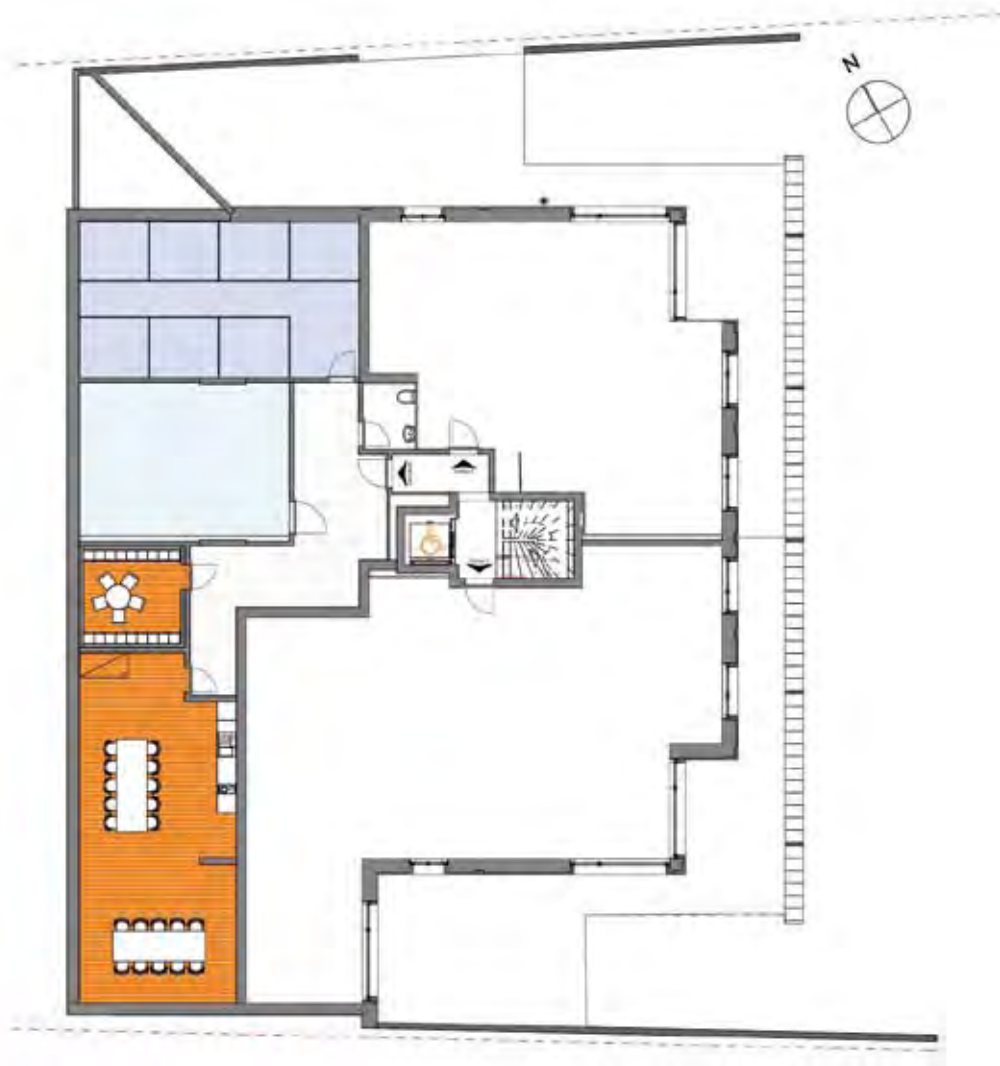


Apartment 10

APARTMENT: 5.5 ROOMS - FLOOR 4

Living Room - Kitchen		100.53 m ²
Storeroom		5.23 m ²
Entrance Hall		23.59 m ²
4 Bedrooms		49.78 m ²
Walk-in Wardrobe		3.39 m ²
3 Bathrooms		15.17 m ²
2 Balconies	136.75 counted at 50%	68.38 m ²
Living Area		266.07 m ²

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Communal Areas

FLOOR 1

Informal, communal reception area	54.86 m ²
Wine Cellar	9.52 m ²
1 Bathroom	3.64 m ²

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SPECIFICATION

Preparatory Works

Situation Plans and Geotechnical Reports

Geotechnical assistance before and during the building works as required

Building

Excavation

Digging as required, transport and deposit of unused soil
Supply and levelling of gravel in layers of 25cm

MAIN STRUCTURE

Masonry Works

Foundations

As indicated by Civil Engineer

Drainage

Synthetic pipes

Rainwater downpipes connected

Wastewater connected to local sewer system

Foundations, basement

Reinforced concrete slab

Ground Floor Slab

All floors in reinforced concrete

External and internal walls

External load-bearing walls in reinforced concrete or masonry

Internal load-bearing walls in reinforced concrete or masonry

Landings and Stairs

Reinforced Concrete

Masonry 1

Clay bricks or cement including lintels and accessories

Prefabricated Concrete or Masonry

Stairs

Treads, risers and landings in concrete, prefabricated or cast in-situ

Timber works

External and internal structures

Balconies in wood or mixed wood and concrete

Roof Structure

Solid pine wrought-timber frame

MASONRY 2

Windows

Windows and French windows in thermo-isolated imitation wood PVC
(U glass = 1.0W/m² - Uw = 1.3 W/m²)

Dual system (side and bottom) hinges on all windows

Entrance Doors

Building entrance door in imitation wood PVC with triple lock



Roofing and guttering

Roofing

Damp proofing Gyso or similar

Thermal insulation, 200mm thick, mineral wool or similar

Under-roofing Gyso or similar

Clay or imitation slate tiles

Guttering

Flashing and gutters in copper or zinc

Facade

Insulation

Specific insulating panels for masonry walls 180mm thick

Render

Multi-layer concrete render with fibre-glass substructure on external insulation

Finishing render: 1.5 mm fine grade ribé

Natural Stone

Veneer, imitation natural stone on insulation or masonry

Timber

Rough-hewn pressure treated pine wainscoting, corner jointing as specified

Windows

Windows with metal shutters and slatted blinds

Electrical installations

Lighting and sockets – to flats

Electric meter counter

Fuse boards and meter counters equipped with various electrical measurement technology and power line protection devices; 1 fuse board per flat

Earthing

Earthing and power balancing in accordance with ASE standards for all electro-mechanical equipment and metallic structures

Mainline power installations

Cabling between meters and secondary distribution boards in the flats as required

Cabling between meter boards and CVS boards

Lighting and sockets

Sch 0 single switched light circuit

Sch 3 twin switched

Switches to be positioned at a height suitable for disabled users (1.00m)

Details in final specification

Power and Heat Production

Light fittings

Plain light fittings for technical areas

Fluorescent or similar under kitchen units

Light fittings for flats not included in package

Telephones

Details in final specification



Doorbells and Interphone

Per flat: 1 doorbell and 1 bell

Radio-TV

Details in final specification

Heating, Ventilation, Air-conditioning

Heat Production

Central heating by water-earth heat exchanging pump system
Hot water by communal water-heater connected to the heating system.

Heat Distribution

Under-floor heating controlled individually in each room

Ventilation

Controlled airing by means of fan-assisted, balanced ventilation in each flat (Minergie standard natural venting)

All ducting sound-insulated to avoid any transmission of noise from ventilation.

All kitchens equipped with overhead extractor fans.

Extracted air vented by externally, wall or roof mounted ducts with non-return valves and sound-insulation to avoid any transmission of noise from kitchen extractors.

Bathrooms

Distribution ducts in steel pipes, secondary feeds and branches to appliances in Sanipex pipes or similar

Downpipes in insulated PE

Bathroom equipment

Supply and installation of standard units and accessories
Details in final specification

White goods

Drainage of residual water including pipelines under buildings to connection joints

All appliances connected to cold and hot water supply by pipes in Pex sunk into floor slabs

Insulation

Hot and cold water pipes in technical ducts to be insulated

All pipes to be insulated to current energy-saving standards

Kitchens

Supply and installation of kitchen furniture, including work surfaces, appliances, sink and taps.

Kitchen maybe selected individually according to price range

Details in final specification



INTERNAL FINISHES 1

Plasterwork

Party walls to be cavity in plaster or masonry, insulated with mineral wool

Internal Partitions

Stud walling

Wall Finish

Smoothed concrete or plasterboard

Ceiling Finish

Smoothed concrete or plasterboard

Ducts

6mm plasterboard or stud walling

Ordinary Ironmongery

Letter boxes in accordance to PTT standards

Balustrades and handrails to balconies and terraces in painted metal and wood

Handrails to internal stairs in metal

Carpentry

Internal doors, mid-weight (40mm), veneer, imitation wood with frames, linings and architraves, standard ironmongery

Locking system

Front doors to flats and garage door on single key

INTERNAL FINISHES 2

Screeds

Slabs

Floating cement screeds 70 to 80mm thick with 1 layer of sound-insulation and border insulation

Ground Slab

Floating cement screeds 70 to 80 mm thick with 1 layer of sound-insulation 1 layer of thermal insulation

Floor Finishes

Living room, Kitchen, Entrance, Stairs

Details in final specification

Bedrooms

Details in final specification

Bathrooms

Details in final specification

Wall Finishes

Kitchen

Details in final specification

Bathrooms

Details in final specification

Living room, Kitchen, Entrance, Stairs, Bedrooms

Details in final specification

Painting of internal surfaces in unfinished areas

Walls

2 layers of dispersion paint on walls

Ceilings

2 layers of dispersion paint on ceilings of kitchens, entrances and passages, living rooms and bedrooms

Enamel paint on ceiling of bathrooms

Cleaning

Industrial cleaning of the whole building before handing over: floors, windows, doors, stairs, kitchen and bathroom furniture and appliances



External Planning

Buildings

Separation beds and hedges to private external areas

Gardens

Grassing of private and communal areas

Maintenance prior to first mow

Roads and Parking Places

Installation of building site, relative to civil engineering works

Digging of excavations and channels including water evacuation

Adjusting and smoothing base level

Transport of gravel

Adjusting and levelling of slopes

Tarmac surface to area in front of garage

Concrete edgings

Terraces and Paths

Concrete slabs laid on fine gravel or grassing (optional wood decking)

Secondary Expenses

Costs for permits and taxes

Costs for copies and prints

Cost for insuring building works, client insurance

Fees

Sum of architect, civil engineer, specialised engineer fees

The designated architect's office will also be responsible for works commissioned by the purchaser. It will provide detailed estimates and work out the difference between the package and the real cost. It will be remunerated by the purchaser at the rate of 15% of the real costs incurred by the purchaser.

Notes

The builder reserves the right to modify, in order to improve or due to technical or other demands, the details of the plans as well this presentation, however without thereby detracting from either the quality of materials described, nor the general vein of the project, nor the appearance of the building.

This description, plans and prices are purely indicative and subject to changes or sales. Areas are calculated on the base of the layout drawings. Only officially signed documents and protocol agreements between parties or documents attached to notarised deeds have legal value. Choices and modifications mandated by purchasers will be consigned to contracted companies.

Financing

The UBS Bank in Monthey is our partner for this project and therefore can help you secure financing.

Contacts

Mr Marcel Pottier, Deputy-Director, responsible for financing,

UBS Bas-Valais/Chablais (Tel. + 41 24 482 21 30)



Plot # 1718
 Layout 1
 Nom local: Torgon Village
 Commune of Vionnaz
 Area: 1000 m²
 Coordinates: 2'556'665 / 1'130'000

Level 0	Rooms	Living Area	Balconies 50%	Total Net Area	Purchase Price	
Apartment 1	1.5	37.80 m ²		37.80 m ²	210'000.-	<i>under offer</i>
Apartment 2	1.5	45.20 m ²		45.20 m ²	255'000.-	
Apartment 3	1.5	57.20 m ²		57.20 m ²	325'000.-	
Level 1						
Apartment 4	2.5	86.00 m ²	44.50 m ²	130.50 m ²	800'000.-	<i>under offer</i>
Apartment 5	2.5	143.00 m ²	32.00 m ²	175.00 m ²	1'100'000.-	
Level 2						
Apartment 6	3.5	111.00 m ²	21.00 m ²	132.00 m ²	850'000.-	
Apartment 7	4.5	129.00 m ²	56.00 m ²	185.00 m ²	1'250'000.-	
Level 3						
Apartment 8	4.5	129.00 m ²	25.00 m ²	155.00 m ²	1'150'000.-	
Apartment 9	4.5	128.50 m ²	29.50 m ²	158.00 m ²	1'200'000.-	<i>sold</i>
Level 4						
Apartment 10	5.5	198.00 m ²	69.00 m ²	267.00 m ²	2'200'000.-	

Surcharge:

Indoor parking place: 20'000.-/place

Outdoor parking place: 7'500.-/place

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East Elevation



West Elevation



North Elevation



South Elevation



Technical information: BF architecture et Technique du Bâtiment Sàrl, Mr François Bressoud (Tel. + 41 79 627 42 09)

Sales: Mr Patrick Dantas (Tel. + 41 79 615 26 40), info@patrickimmo.ch, www.patrickimmo.ch

Financing: Mr Marcel Pottier, Deputy-Director, responsible for financing, UBS Bas-Valais/Chablais (Tel. + 41 24 482 21 30)

