



FOR SALE

CH-3413 Kaltacker, Hirschen

Attractive property, versatile usage possibilities

Price upon request



**wymobilien.ch**  
Marcel Wyss

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# Description

## Attractive property with diverse potential for use and development

The traditional **Hirschen Kaltacker property** is idyllically situated in the **village zone of Kaltacker**, only about **10 minutes' drive from Burgdorf** and offers impressive **views over the Emmental**. Here, historical building stock, modern development and exciting development potential combine to form a unique investment opportunity.

### Property details

**Address:** Hirschen Kaltacker, Parcel Nos. 101 + 1209, 3413 Kaltacker

**Location:** Quiet, elevated location with high recreational value

**Building zone:** Village zone – with potential for additional development

**Website:** [www.hirschenkaltacker.ch](http://www.hirschenkaltacker.ch)

### Property description

The original property (built in 1804/1971) was extensively renovated and modernized in 2010. Two loft-style apartments in the hall and attic areas were converted to Minergie standard and have been continuously rented since then. Virtual tour of the hall apartment

The charming **gastronomy business** was modernized

during the renovation and can be operated profitably together with the **host's apartment on the upper floor**.

### Gastronomy area:

- Gaststube EG (16 seats)
- Sääli EG (40 seats)
- Sitting room OG (12 seats)
- Arched cellar / wine cellar / event room (50 seats)
- Terrace (42 seats)
- Rental units + estimated prices

- Loft apartment in the hall (approx. 150 m<sup>2</sup>)
- Loft apartment in the attic (approx. 165 m<sup>2</sup>)
- Restaurant area EG/UG
- Landlord's apartment, first floor
- Parking space / building plot for single-family home

### Reasons for sale

### Use concepts – Your options

This property offers **creative minds, investors and visionaries** a variety of exciting perspectives:

- Continuation as a small, charming and profitable

**country inn** with stable rental income from the apartments

- Showroom/Manufacturing facility
- **Conversion of the restaurant** into an exclusive residential unit
- **Extension of the first floor/attic (south)** analogous to the existing attic (north)
- **Construction of a single-family home** on the current parking space
- **Implementation of the project “Split-Level Mountain House”**

### Target audience

### Interested?

Please contact us for a confidential discussion.

**Wymobilien, Marcel Wyss – Kirchberg + Langnau**

Please send your request with complete contact details (name, address, phone) by e-mail or via the contact form.

# Characteristics

Availability	<b>To agree</b>	Latest renovations	<b>2010</b>
Type	<b>House</b>	Heating type	<b>Pellets</b>
Reference	<b>ChancePotenzial</b>	Heating installations	<b>Radiator, Floor</b>
Year of construction	<b>1804</b>	Condition of the property	<b>Good</b>

Object Price	<b>Price upon request</b>
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## Number of parkings

1x Interior

15x Exterior

# Conveniences

## Neighbourhood

- > Village
- > Green
- > Bus stop

## Outside conveniences

- > Balcony/ies
- > Terrace/s
- > Exclusive use of garden
- > Garden
- > Bench
- > Parking
- > Box
- > Visitor parking space(s)

## Inside conveniences

- > Without elevator
- > Cellar
- > Wine cellar
- > Garret
- > Storeroom

## Floor

- > Tiles
- > Parquet floor

## Condition

- > In it's current state

## View

- > Nice view
- > Clear
- > Far view
- > Unobstructed
- > Rural
- > Fields
- > Forest

# Exterior view



Die herrliche Terrasse

# Interior view



Gaststube



Sääli



Sitzungszimmer OG



Weinkeller







Galerie Saalwohnung



Zimmer mit Bad und Ankleide









Loggia EG der Saalwohnung



# Exterior view



Ausblick

# Interior view



DG Wohnung





# Contact

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## Contact visit

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