



FOR SALE

CH-3436 Zollbrück, Riebelberghöhe 443

Dreamy estate in the heart of the Emmental

CHF 2,800,000.-



wymobilien.ch
Marcel Wyss

Table of contents

Description	3
Characteristics	5
Conveniences	6
Images	8
Contact	39



Description

Are you looking for a paradise in the midst of the lovely hills of the Emmental?

Do you love green meadows, forests, peace and a wide view – combined with modern living comfort and the sustainable Minergie standard? Perhaps you also dream of your own spring, a fish pond, fruit trees, chickens, sheep and a life in harmony with nature?

Welcome to the Riebelberg – your personal paradise is just around the corner!

Design your property according to your own ideas – whether as a spacious family home, a multi-generational project or a combination of living, working and creative activities. Studio, workshop or therapy room? Everything is possible!

Despite the idyllic location, you enjoy the best accessibility: in just 5 minutes you are in Zollbrück, in 10 minutes in Langnau.

Floor plan of apartment No. 1 (4 bedrooms)

Ground floor

- Entry with cloakroom (18 m²)
- Open, modern kitchen and dining area with access to the terrace (39.5 m²)
- Living room with fireplace (45 m²)
- Bathroom with shower, washing machine and tumble dryer (8 m²)
- Room 1 (14 m²)
- Entrance hall/storage room with built-in cupboards

(13.5 m²)

- Workshop with lift to the basement (26 m²)
- Terrace (112.5 m²)

Upper floor

- Stylish staircase
- Large, bright gallery with access to the south lawn (47 m²)
- Room 2 with access to the lawn (22.5 m²)
- Room 3 with access to the lawn (23 m²)
- South lawn 8 m², north lawn 8 m²
- Room 4 (31.5 m²)
- Large bathroom with bathtub and shower (21 m²)
- Entrance hall with access to apartment 2 (10.5 m²)

Floor plan of apartment No. 2

(Access via tennis court or via apartment 1)

- Entrance hall (6.5 m²)
- Spacious living and dining area with kitchen and access to the lawn (105 m²)
- Lawn (9.5 m²)
- Bathroom with shower (7.5 m²)
- Room 5 (22.5 m²)
- Room 6 (23 m²)
- Gallery (17 m²)
- Attic (34.5 m²)

Basement

- Technical room with pellet heating, silo and central vacuum cleaner (40 m²)
- Multipurpose room (23 m²)
- Multipurpose room with water treatment (16.5 m²)
- Large multipurpose room with lift (89 m²)

Lot 631: 2,000 m² agricultural zone (residential building) – official value CHF 841,900

- **Lot 1637:** 1,822 m² forest – official value CHF 420
- **Lot 1888:** 3,589 m² agricultural zone (field, meadow, pasture) – official value CHF 4,880

Investments over the last two years

- New built-in wardrobes in bedrooms and entrance hall
- Lift for goods and people up to 500 kg
- Osmotic water treatment with supply to ground floor aquarium
- Fish pond (90,000 liters) with spring water and aeration
- Carport for tractor and trailer
- Additional parking spaces on the street (up to 20 possible)
- Animal-friendly stables:
 - Sheep stable for 15 sheep (radon-protected floor)
 - Frost-resistant drinking troughs
 - Chicken coop for 10 chickens and 4 ducks

- 20 rabbit hutches for medium-sized breeds
- 4 rotational pastures, all suitable for tractors
- Over 20 newly planted trees (edible chestnut, apple, pear, cherry plum, quince, peach, apricot)
- Fruit-bearing trees: German Lederapfel (rare variety), Jonathan, Berner Rose, Gravensteiner, Bell apple, Williams pear
- 2 nut trees and 1 hazelnut tree

A place to arrive – and stay

This property combines nature, tranquility and living quality at the highest level. Here you will find space for dreams, family, animals and creativity – nestled in one of the most beautiful landscapes of the Emmental.

Discover the great outdoor area: <https://tour.giraffe360.com/aussenbereichparadiesemmental>

Are you enthusiastic and would like to learn more?

We look forward to your contact via the form or by e-mail (please provide complete details). We would be happy to provide you with comprehensive image material and a virtual tour of the interior.

Wymobilien – Marcel Wyss, Kirchberg + Langnau

Characteristics

Availability	To agree	Heating installation	Floor
Type	House	Construction zone	Landw.
Reference	ParadiesEmmental	Condition of the property	New
Rooms	9	Standing	Upmarket
Bedrooms	6	Living area	~ 509 m²
Bathrooms	3	Ground surface	~ 7411 m²
Number of toilets	3	Useful surface	~ 866 m²
Year of construction	2006	Volume	~ 2244 m³
Latest renovations	2024	Terrace surface	~ 112.5 m²
Flats	2	Balcony surface	~ 25.5 m²
Total number of floors	3	Parking places	Yes, obligatory
Heating type	Pellets		

Object Price	CHF 2,800,000.-
Number of parkings	
1x Interior (incl.)	
10x Exterior (incl.)	
Local tax	1.85 %

Conveniences

Neighbourhood

- > Green
- > Fog-free
- > Hiking trails
- > Bike trail

Outside conveniences

- > Balcony/ies
- > Terrace/s
- > Garden
- > Exclusive use of garden
- > Bench
- > Quiet
- > Greenery
- > Pond
- > Fence
- > Annex
- > Barn
- > Covered parking space(s)
- > Visitor parking space(s)
- > Barbecue-chimney
- > Ground level access

Inside conveniences

- > Open kitchen
- > Cellar
- > Garret
- > Storeroom
- > Workshop
- > Craft room
- > Recreationroom
- > Built-in closet
- > Water softener
- > Decorative fireplace
- > Triple glazing
- > Bright/sunny
- > Skylights
- > Natural light
- > Mezzanine
- > Exposed beams
- > With character

Equipment

- > Fitted kitchen
- > Kitchen island
- > Ceramic glass cooktop
- > Induction cooker
- > Oven
- > Steamer
- > Fridge
- > Dishwasher
- > Washing machine
- > Dryer
- > Shower
- > Bath
- > Oversee camera
- > Central vacuum
- > Controlled ventilation

Floor

- > Tiles
- > Parquet floor

Condition

- > Very good
- > In it's current state

Orientation

- > South
- > East
- > West

View

- > Unobstructed
- > Panoramic
- > With an open outlook
- > Rural
- > Fields
- > Forest

Style

> Character house

Standard

> Minergie®

Interior view



Exterior view



Interior view















Exterior view





Interior view





Exterior view

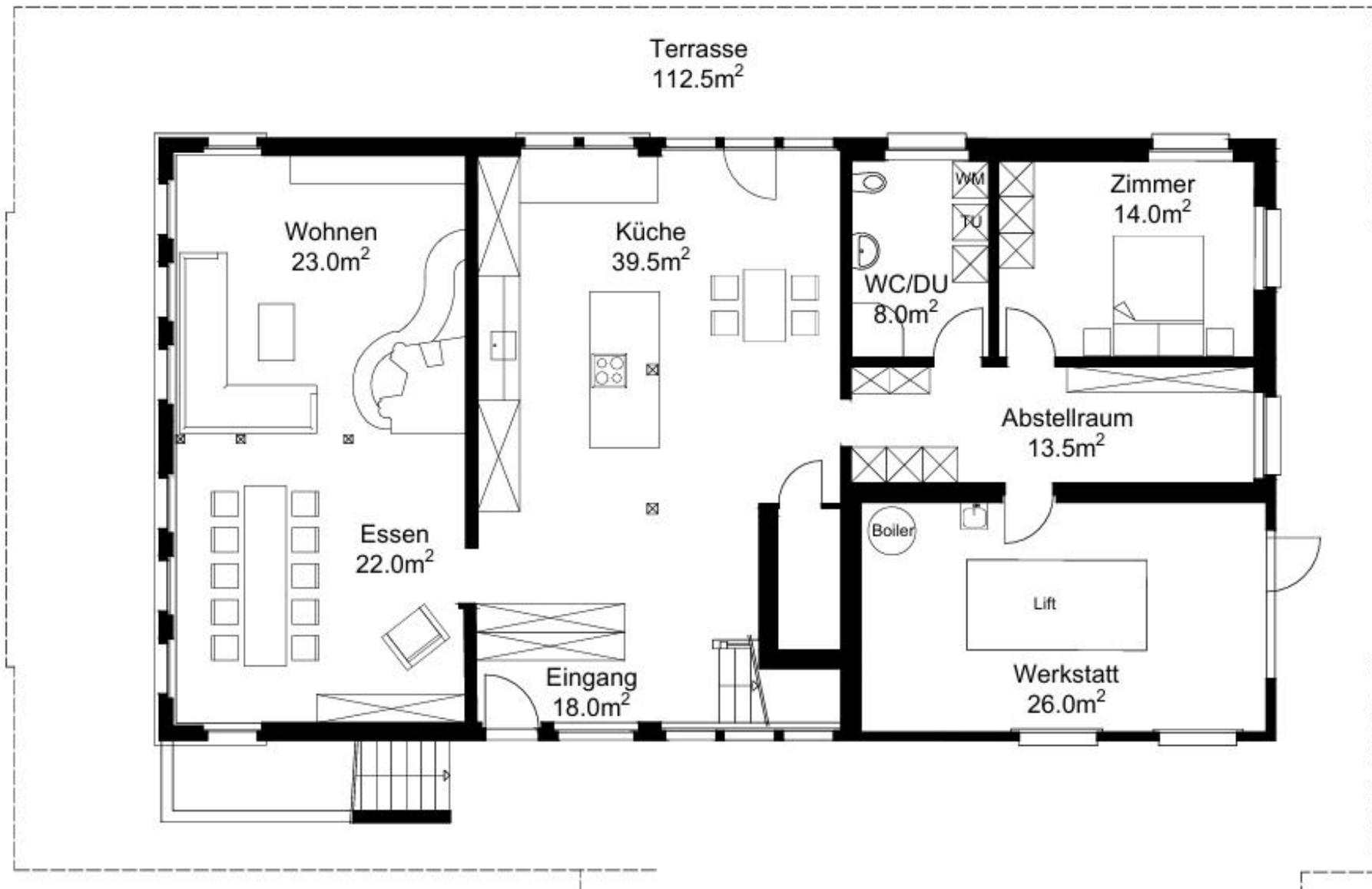


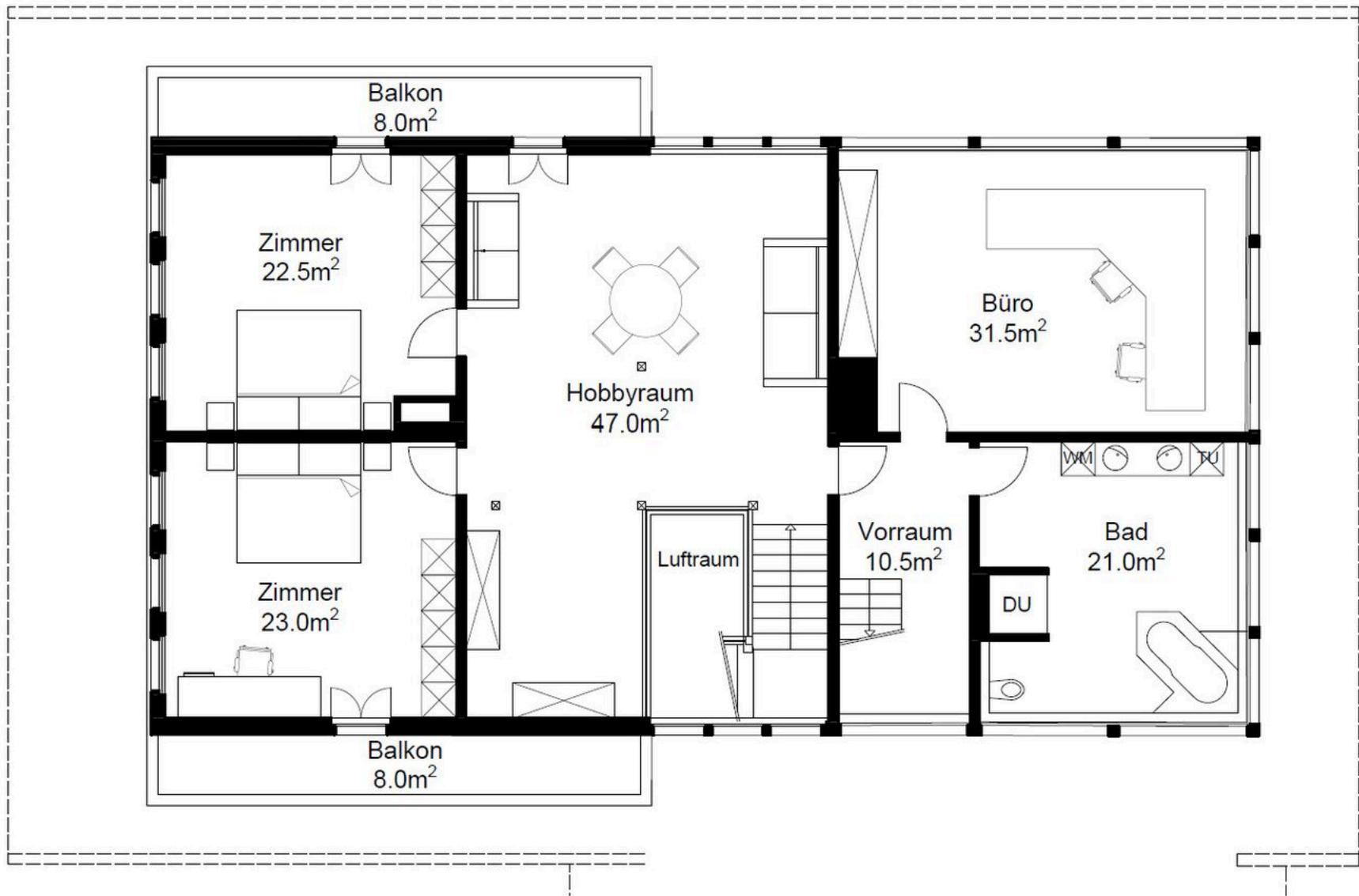


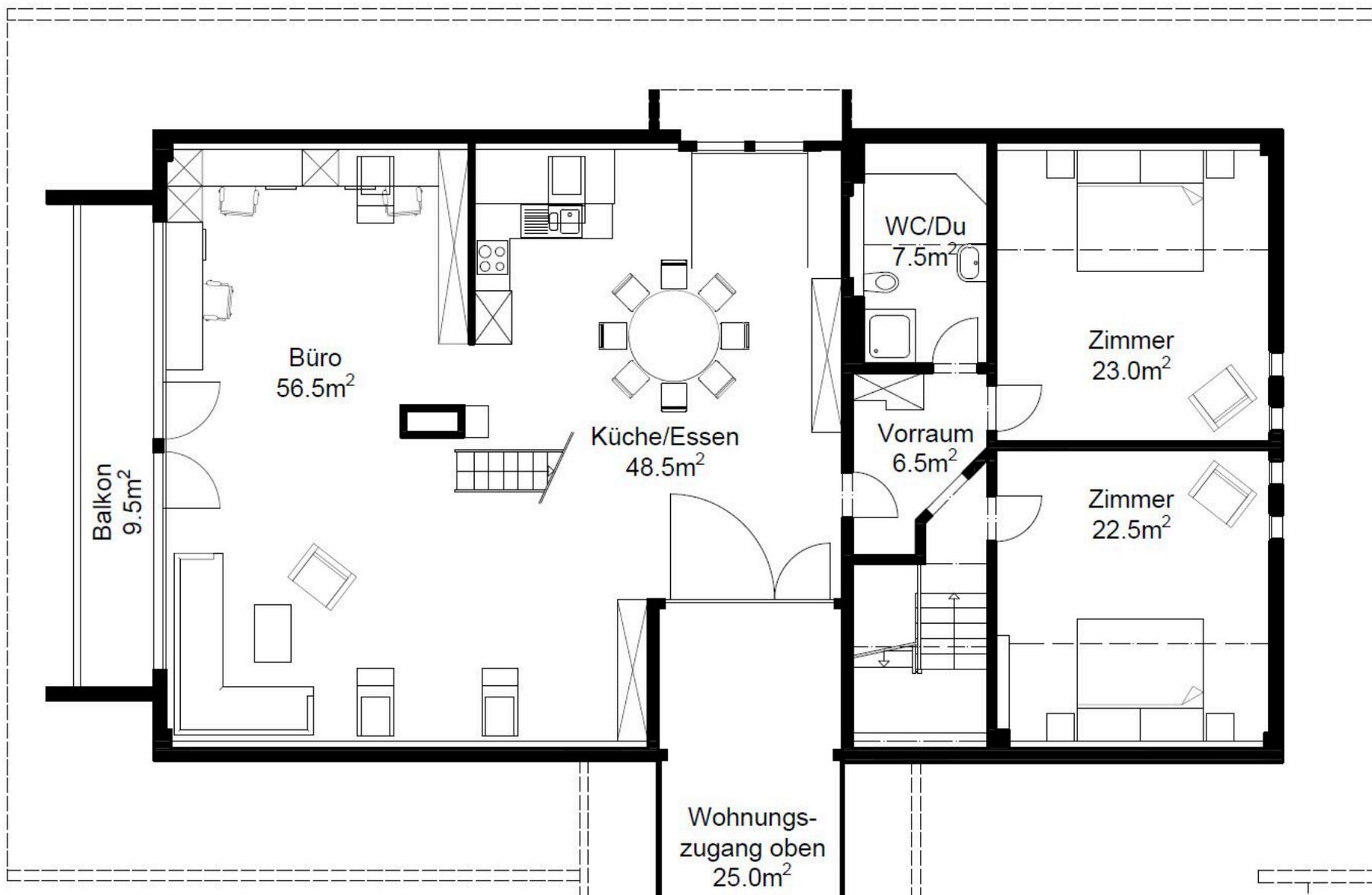


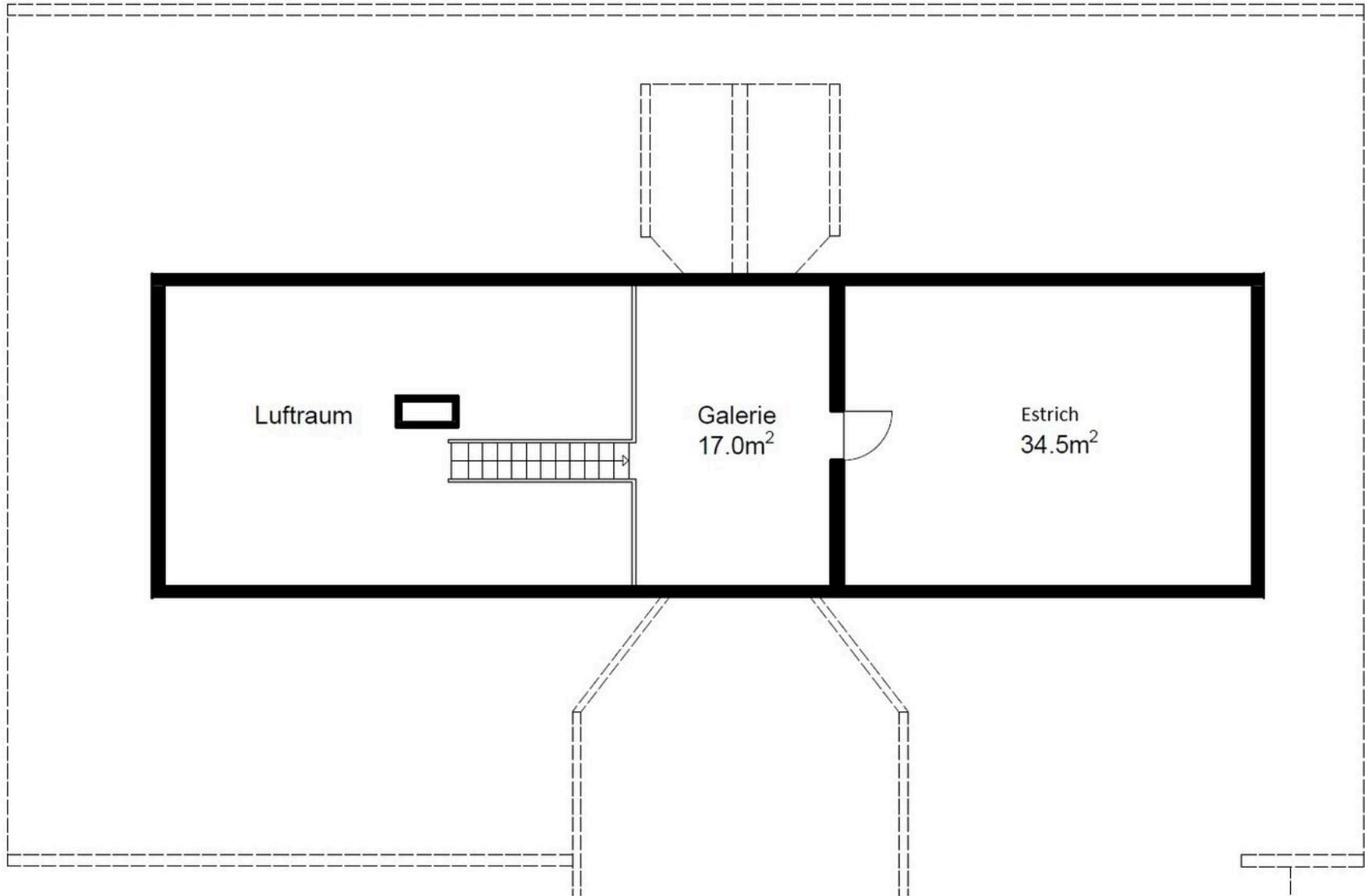


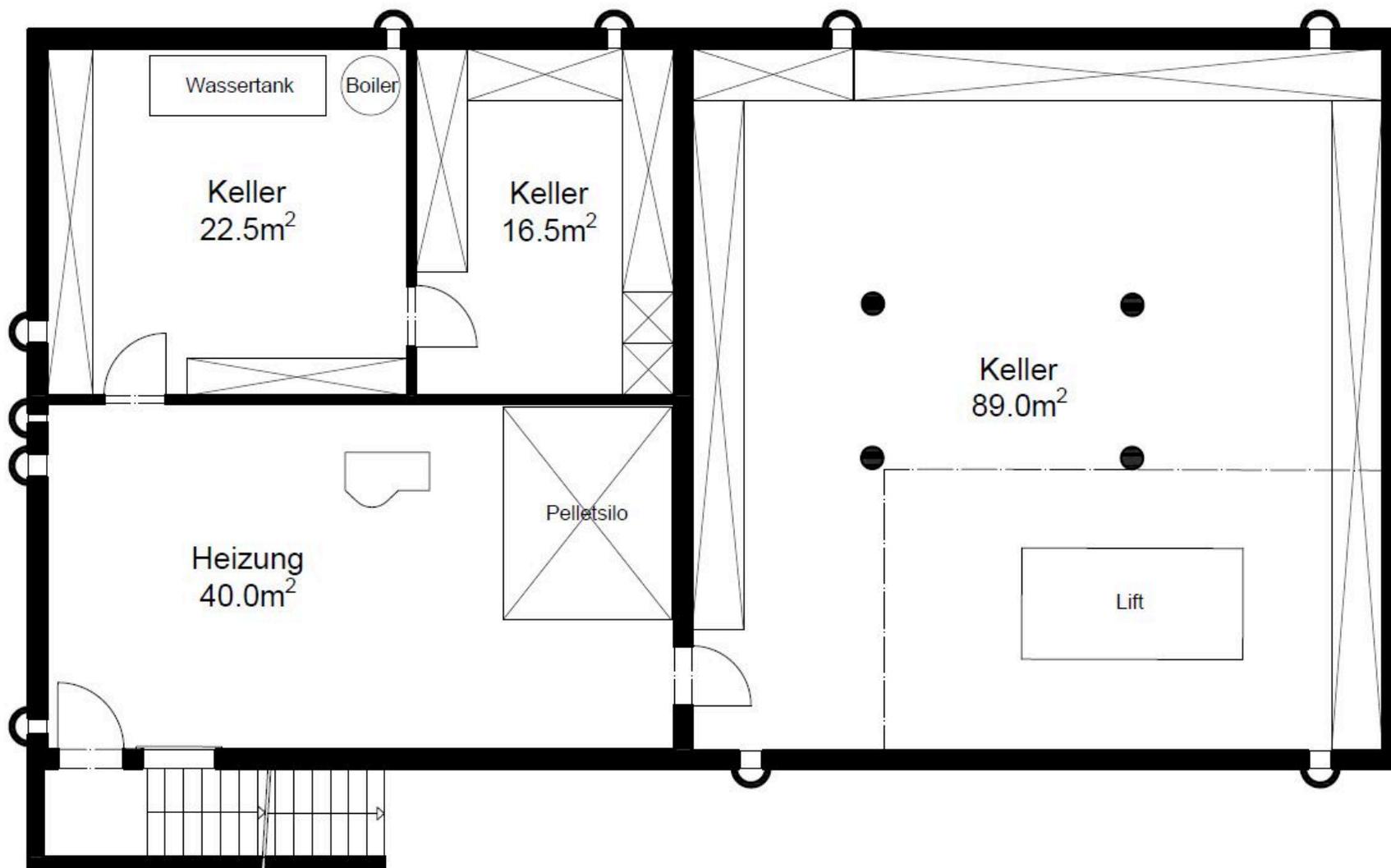
Plan



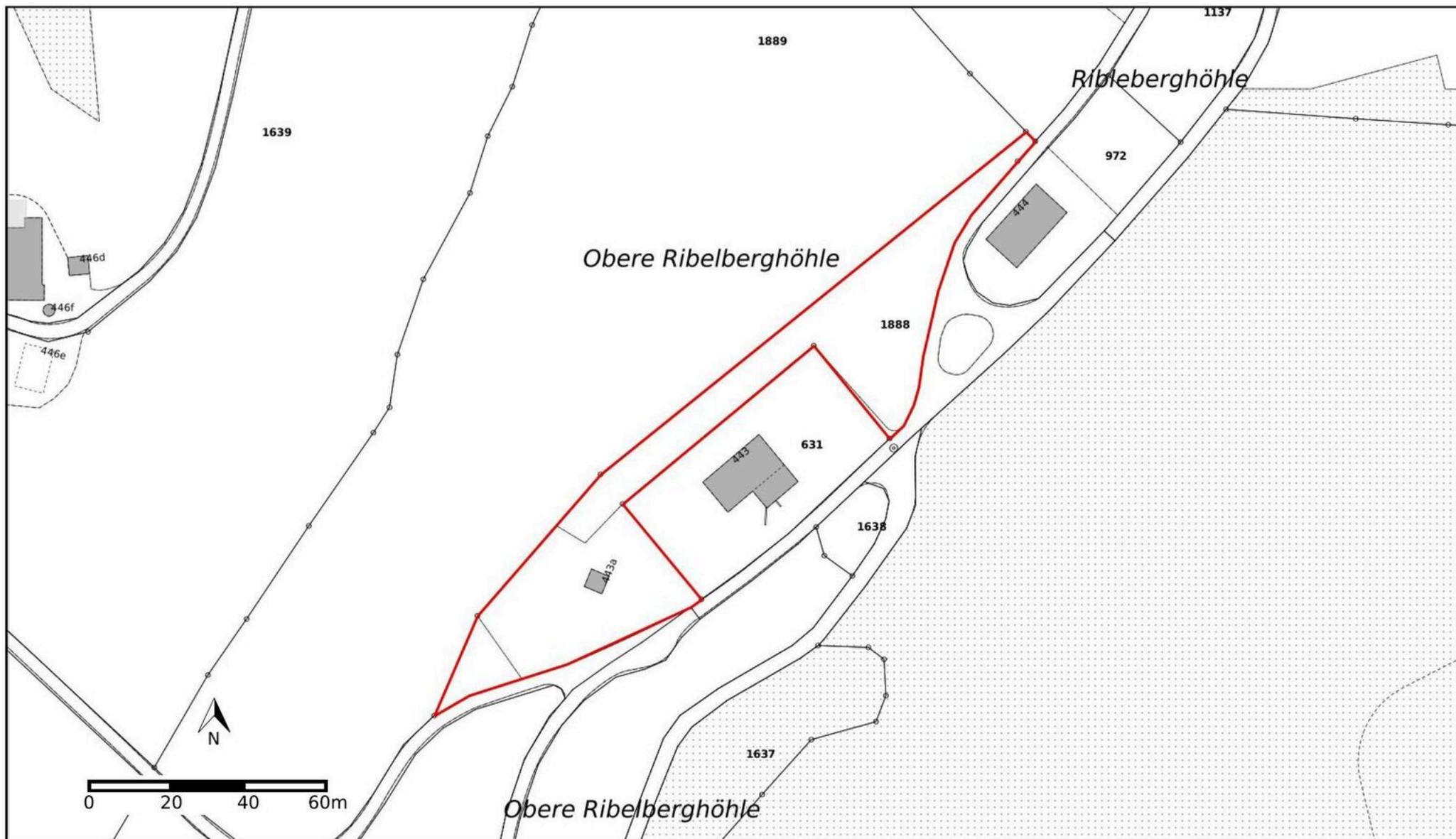


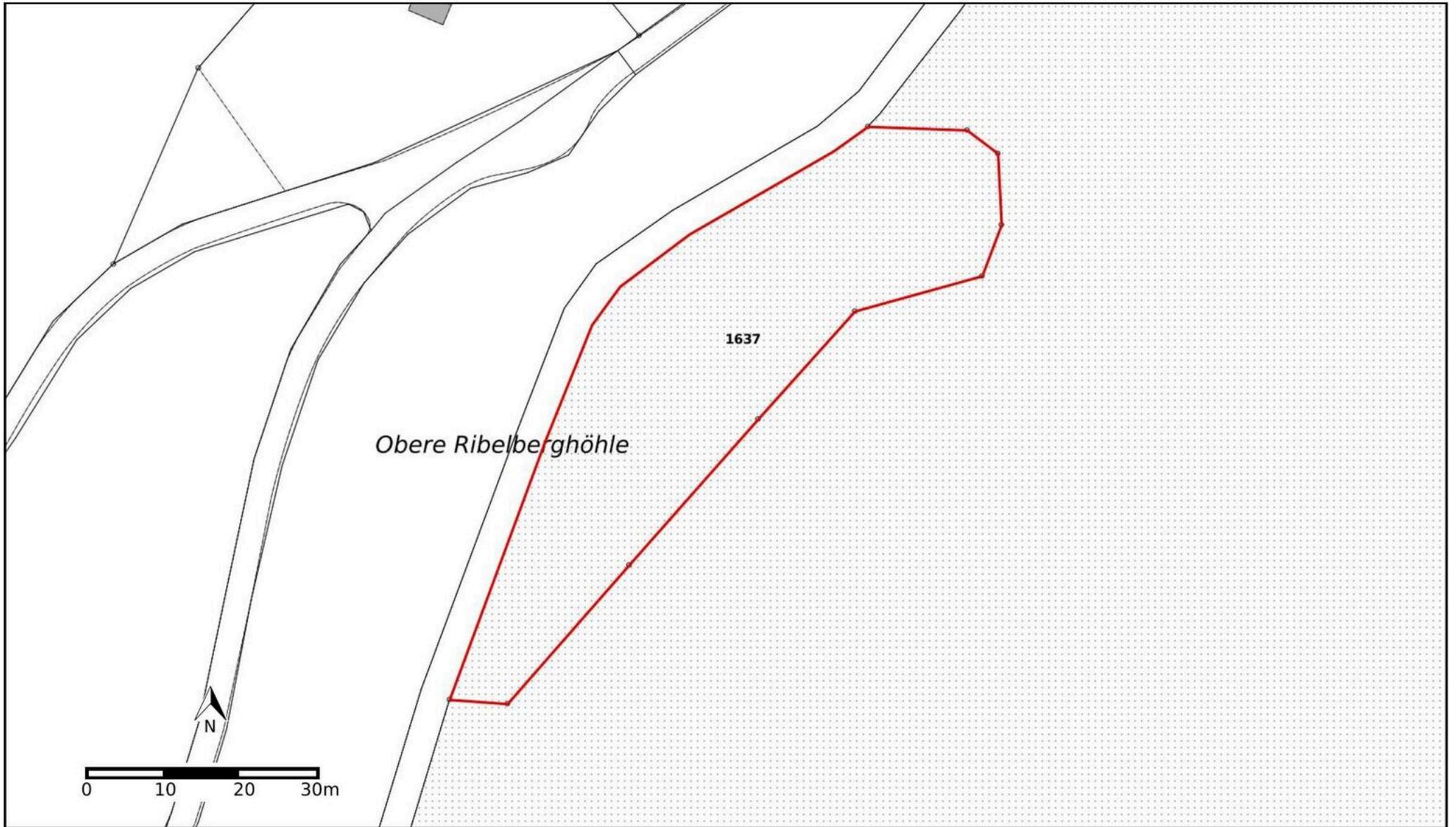








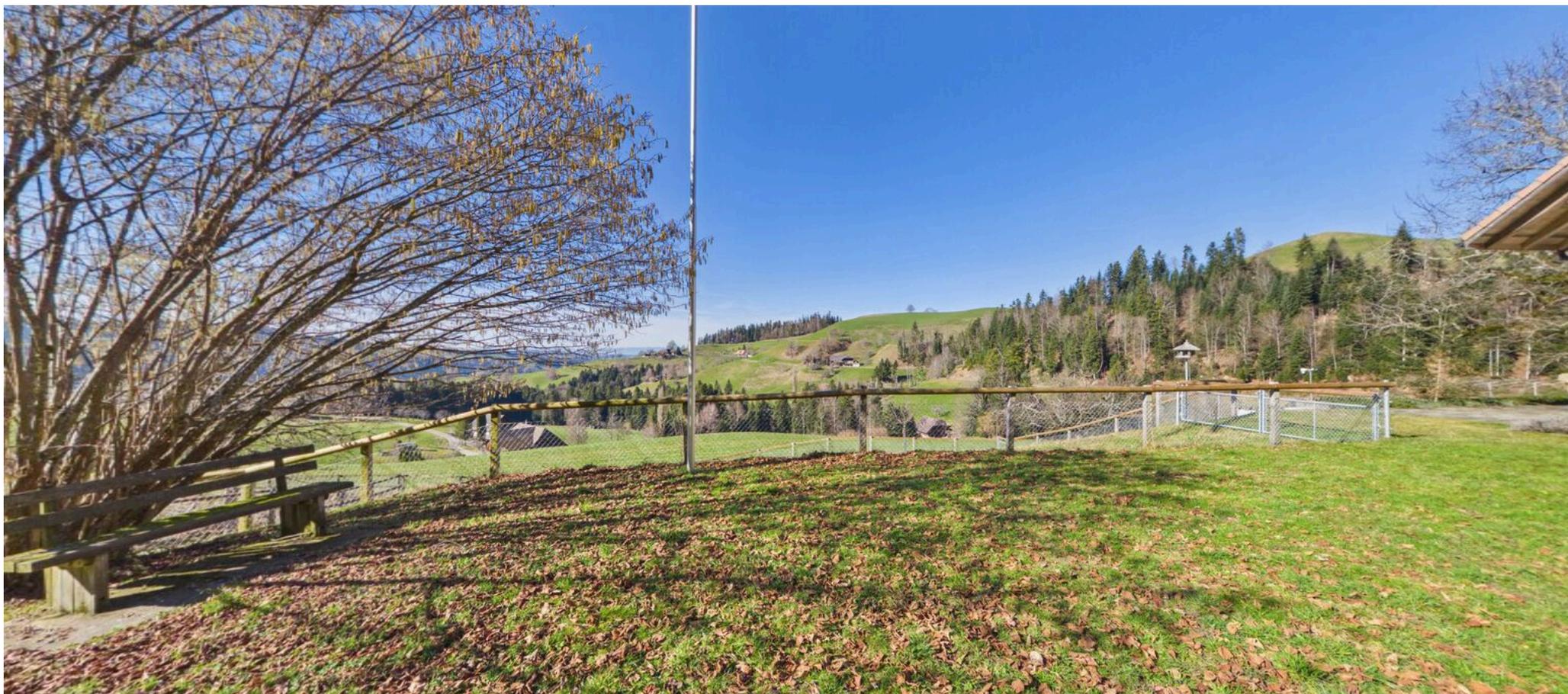




Exterior view











Contact

Wymobilien, Marcel Wyss

Hauptstrasse 13
3422 Kirchberg / Langnau

Phone: 034 511 20 25
info@wymobilien.ch
www.wymobilien.ch

Contact visit

Mr. Marcel Wyss
info@wymobilien.ch
Phone: 034 511 20 25
Mob.: 079 545 62 76



Notes
