



CH-3413 Kaltacker, Hirschen

Triple attractive: Minergie apartments, profitable inn + building land!

Price upon request



wymobilien.ch
Marcel Wyss

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Description

Unique investment property in the Emmental region: Two rented Minergie loft apartments and a profitable inn ensure stable income – combined with exciting expansion and development potential.

The traditional **Hirschen Kaltacker property** is idyllically located in the **village center of Kaltacker**, only about **10 minutes by car from Burgdorf**, and offers impressive **views of the Emmental** region. The property combines historic building stock, modern development and exciting development prospects to create a unique investment opportunity.

Object details

Address: Hirschen Kaltacker, Parzellen-Nr. 101/1286 + 1209, 3413 Kaltacker

Location: Quiet, elevated location with high recreational value

Building zone: Village zone – with potential for additional development

Website: www.hirschenkaltacker.ch

Property description

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

hall apartment

The charming **gastro operation** was modernized in the course of the renovation and can be operated profitably together with the **landlord's** apartment on the upper floor.

Gastronomy:

- Gaststube EG (16 Plätze)
- Sääli EG (40 seats)
- Meeting room 1st floor (12 seats)
- Arched cellar / wine cellar / event room (50 seats)
- Terrace (42 seats)

Sales units

- Plot No. 101/1286 with 1783m²
 - Loft apartment Saal, Minergiestandard (approx. 150 m²)
 - Loft apartment attic, Minergiestandard (approx. 165 m²)
 - Restaurant area Ground floor/basement
 - Host's apartment OG
 - Building land potential for 'Split-Level Mountain House' (1286)
- Plot 1209 with 741m²
 - Today's parking lot/building land plot

Sale reason

The owners (current host couple) are looking for a **suitable successor solution due to age.**

Use concepts – your options

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

- Continuation as a small, charming and profitable **country inn** with stable rental income from the apartments
- Showroom/Manufactory
- **Conversion of the restaurant** into an exclusive residential unit
- **Extension OG/DG (South)** analogous to existing DG-Loft (North)
- **Realization of a single-family house** on the current parking lot
- Implementation of the **“Split-Level Mountain House”** project

Target audience

Ideal for **investors, housemates, gastronomy professionals, developers or lateral thinkers** who want to combine **living, working and living** in a new way.

Interested?

Contact us for a confidential conversation.

Wymobilien, Marcel Wyss – Kirchberg + Langnau

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

Characteristics

Availability	To agree
Type	Mixed-use building
Reference	PotenzialWohnenBauenGastro
Year of construction	1804
Latest renovations	2004
Heating type	Pellets

Heating installations	Radiator, Floor
Construction zone	Dorfzone
Condition of the property	Good
Ground surface	2,524 m²
Parking places	Yes, obligatory

Object Price	Price upon request
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

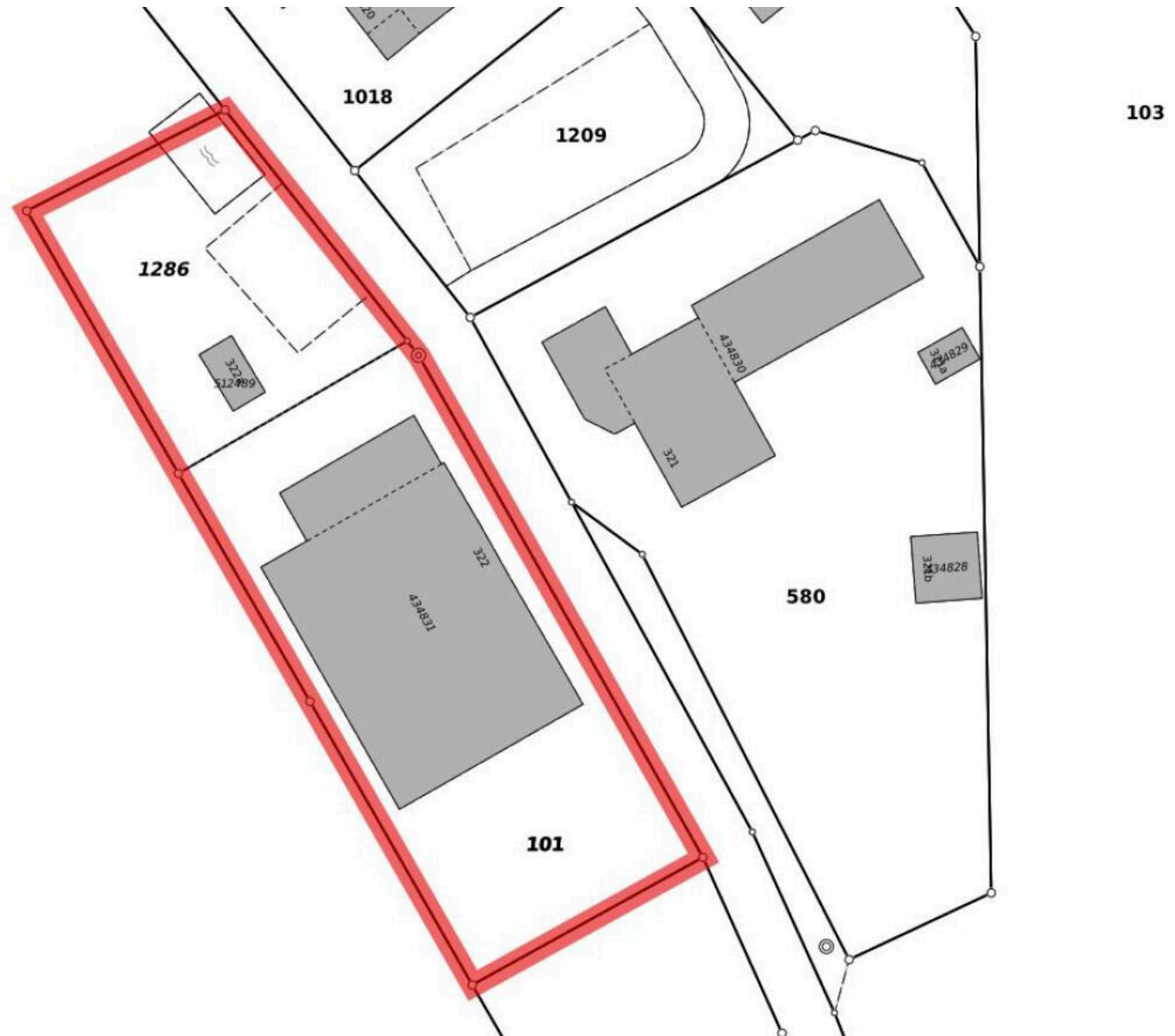
- > Nice view
- > Clear
- > Far view
- > Unobstructed
- > Rural
- > Fields
- > Forest

Exterior view



Die herrliche Terrasse

Plan



Parzellen 101 und 1286 mit 1783m²



Parzelle 1209 mit 741m² (heute Parkplatz/Bauland)

Interior view



Die spektakuläre Saalwohnung Minergiestandard

Plan



Saalwohnung mit Loggia und Galerie

Interior view

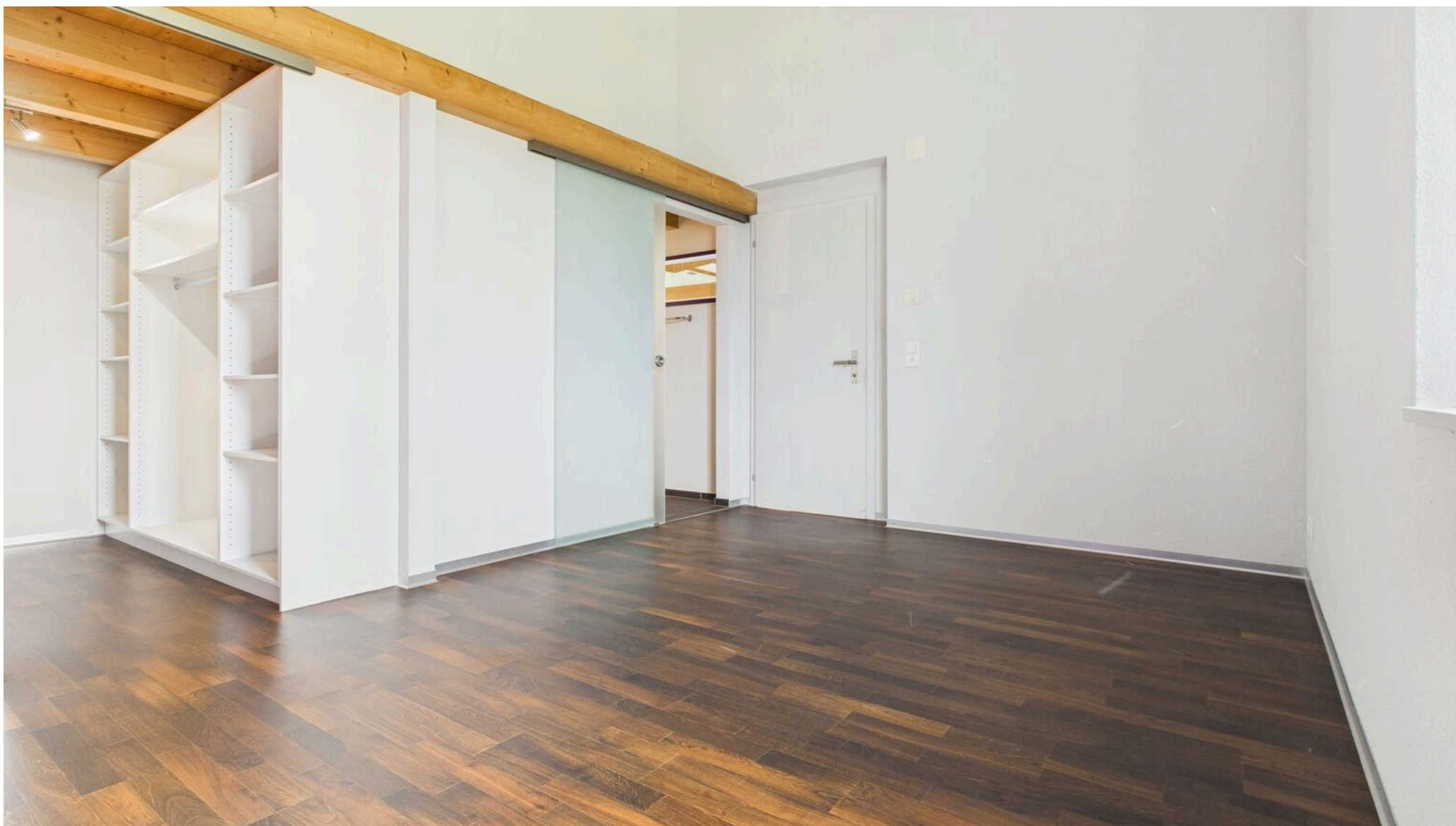




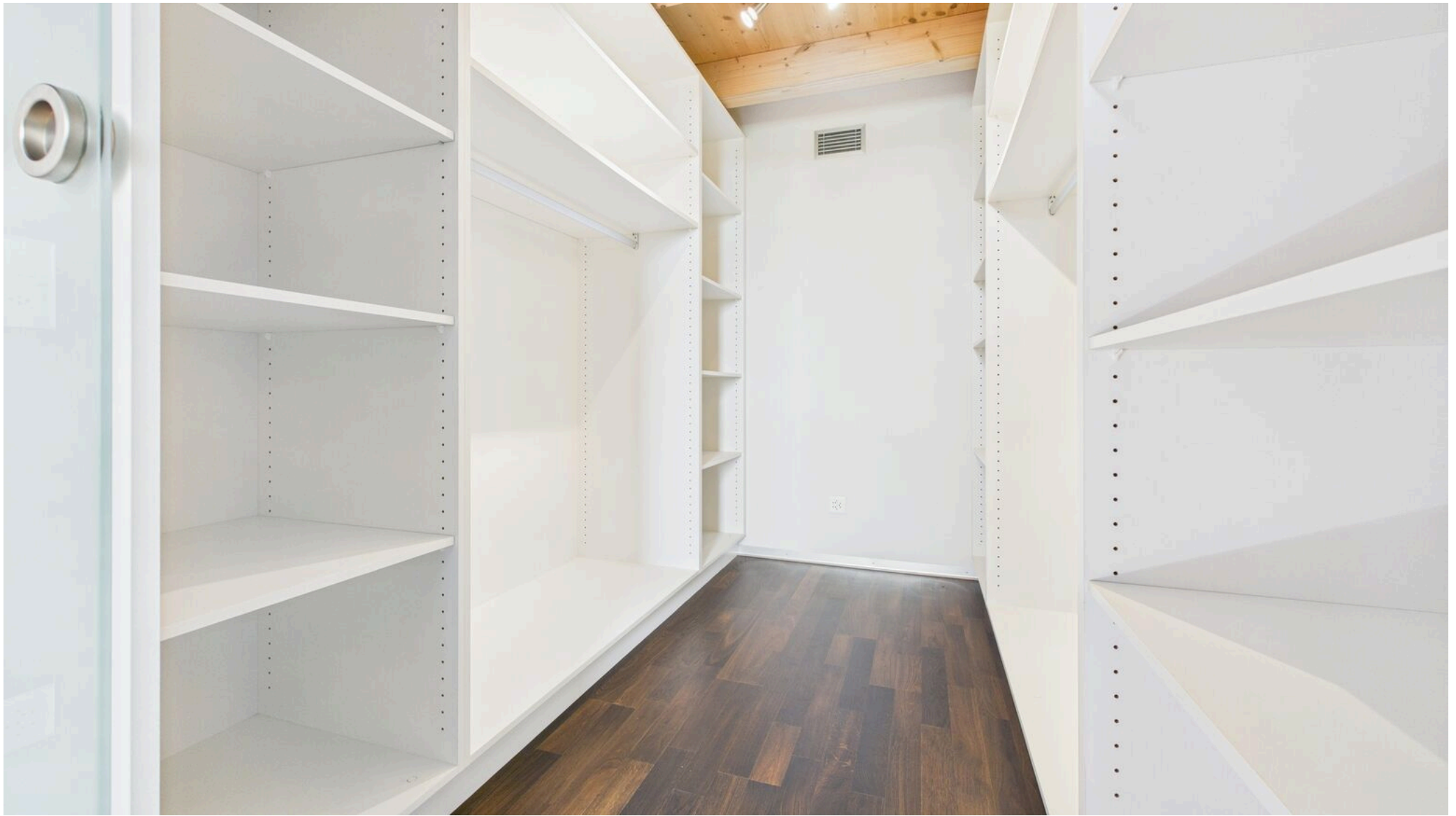




Galerie Saalwohnung



Zimmer mit Bad und Ankleide









Loggia EG der Saalwohnung



Exterior view



Ausblick



Interior view

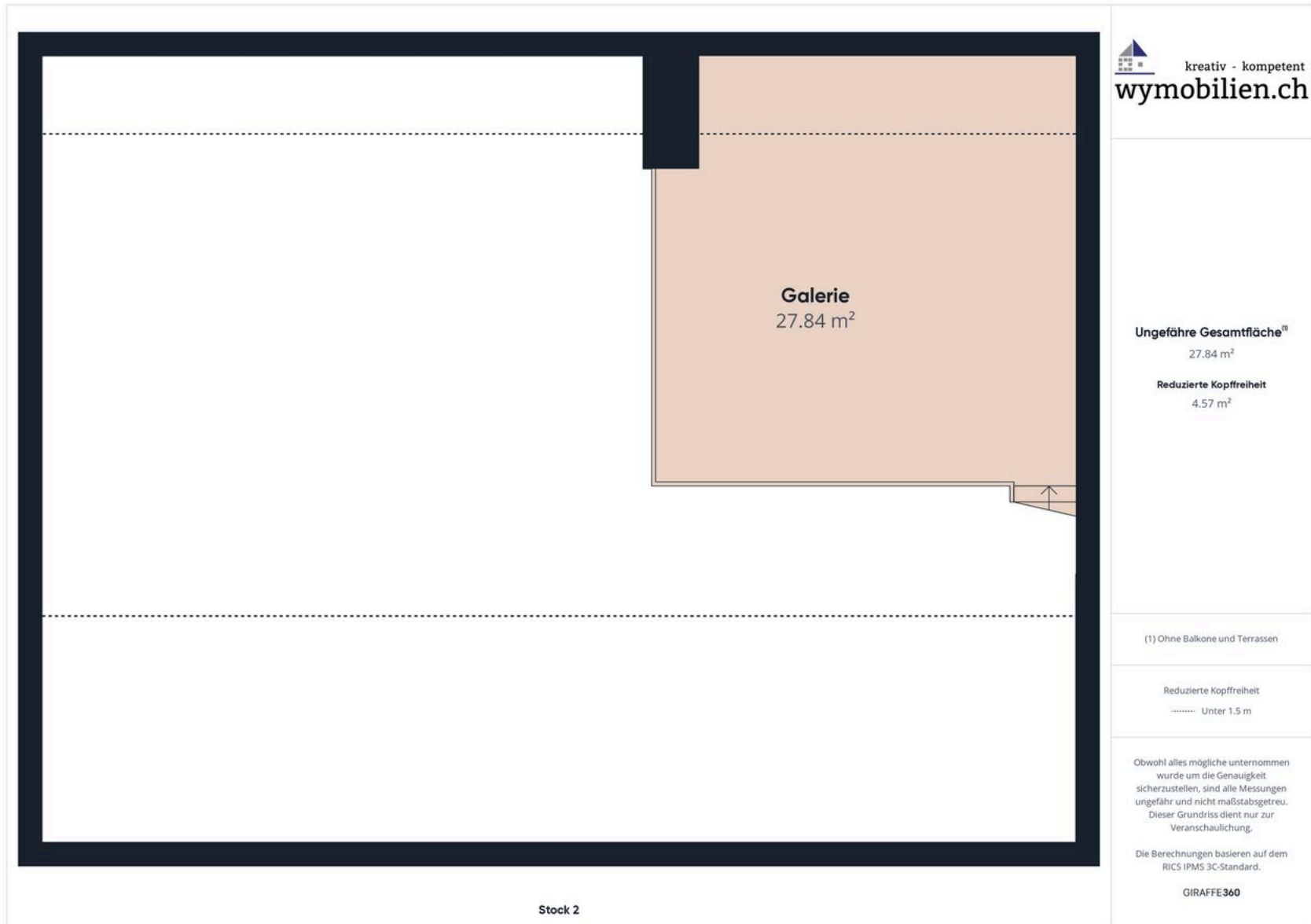


DG Wohnung im Minergiestandard

Plan

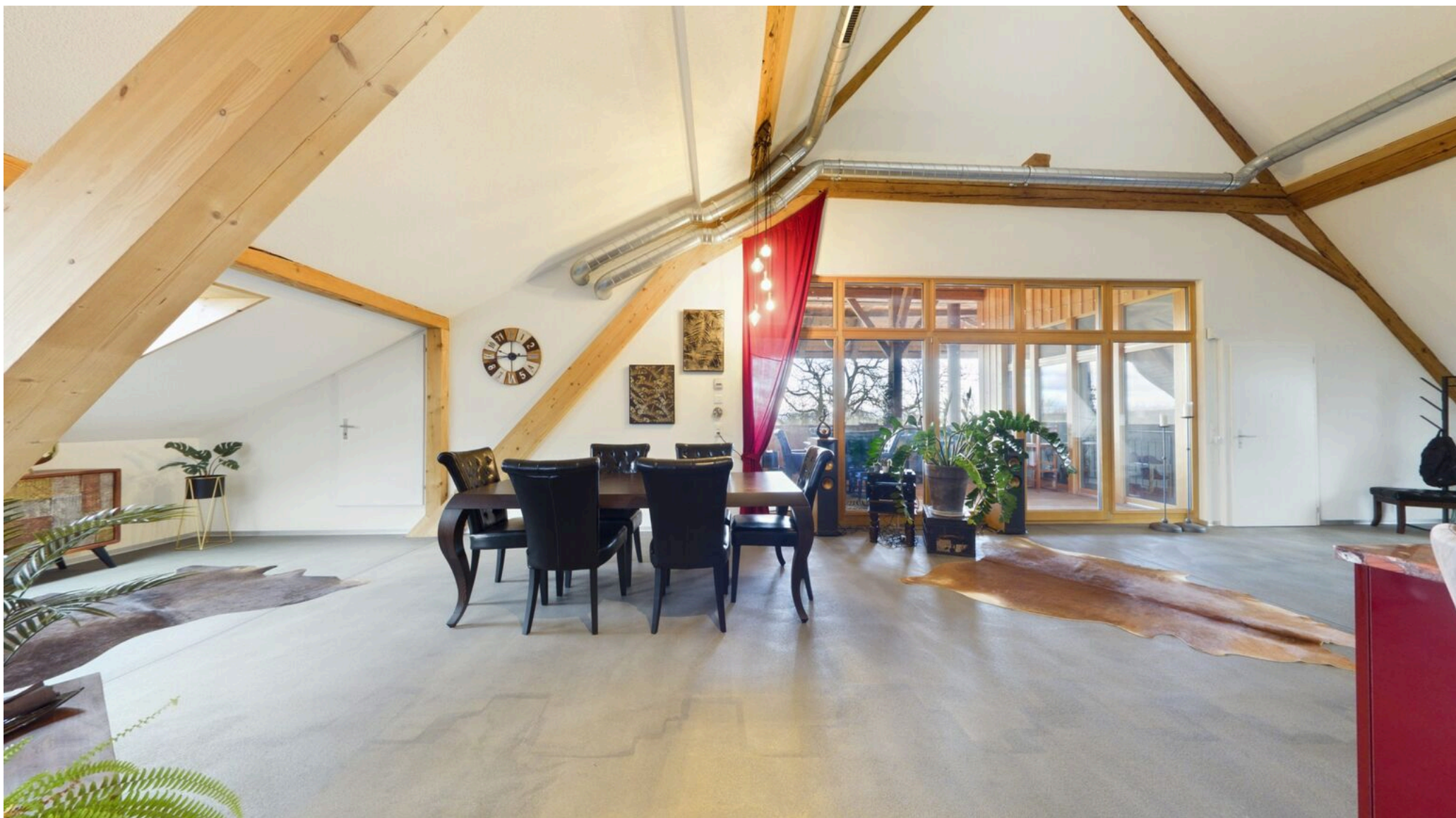


DG Wohnung mit Galerie und 2 Loggias



Galerie

Interior view









Loggia 1



Gaststube



Sääli



Sitzungszimmer OG



Weinkeller

Exterior view



Weitblick mit viel Chancen/Perspektiven!

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
