

FOR SALE

CH-3413 Kaltacker, Hirschen

Attractive property, versatile usage possibilities

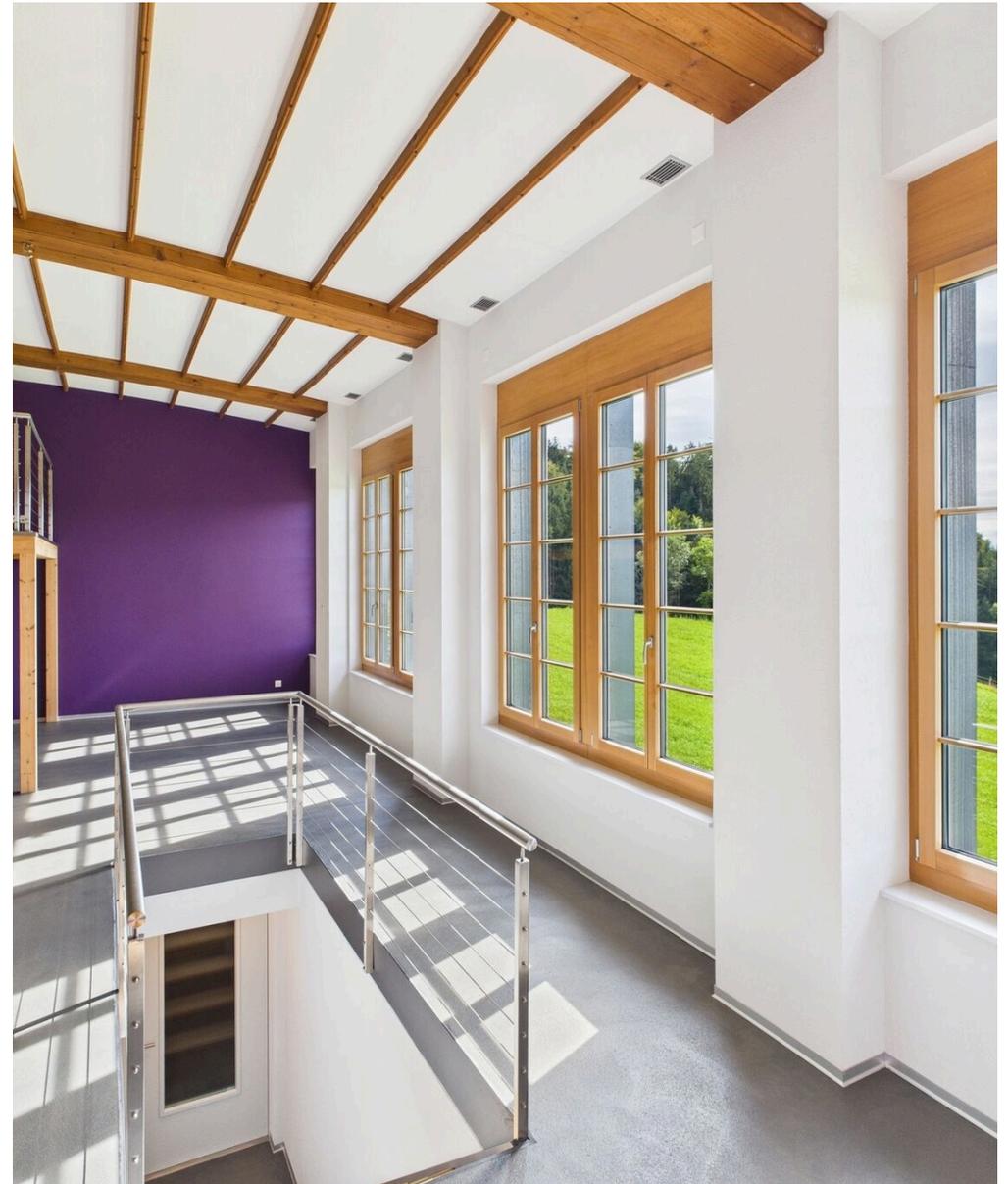
Price upon request



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

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)
- Säáli 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 m²)
- Loft apartment in the attic (approx. 165 m²)
- 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	To agree	Latest renovations	2010
Type	Residential building	Heating type	Pellets
Reference	ChancePotenzial	Heating installations	Radiator, Floor
Year of construction	1804	Condition of the property	Good

Object Price	Price upon request
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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



Interior view



























Exterior view



Interior view







Contact

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Notes
