



FOR SALE

CH-3413 Kaltacker, Hirschen

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

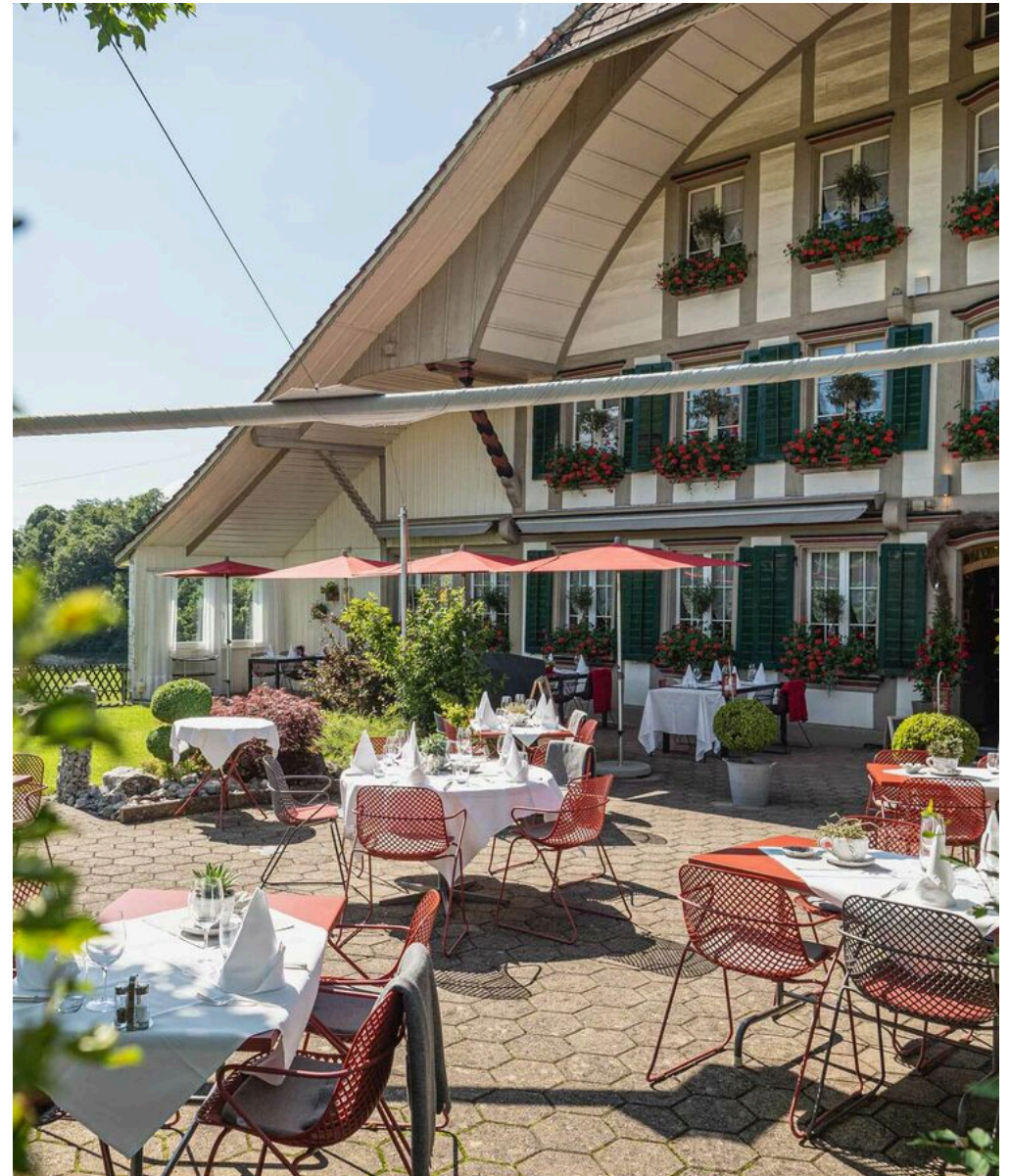
Price upon request



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](http://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 1783m<sup>2</sup>
  - Loft apartment Saal, Minergiestandard (approx. 150 m<sup>2</sup>)
  - Loft apartment attic, Minergiestandard (approx. 165 m<sup>2</sup>)
  - Restaurant area Ground floor/basement
  - Host's apartment OG
  - Building land potential for 'Split-Level Mountain House' (1286)
- Plot 1209 with 741m<sup>2</sup>
  - 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	<b>To agree</b>
Type	<b>Restaurant</b>
Reference	<b>Gastro_Wohnen</b>
Year of construction	<b>1804</b>
Latest renovations	<b>2004</b>
Heating type	<b>Pellets</b>

Heating installations	<b>Radiator, Floor</b>
Construction zone	<b>Dorfzone</b>
Condition of the property	<b>Good</b>
Ground surface	<b>2,524 m<sup>2</sup></b>
Parking places	<b>Yes, obligatory</b>

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

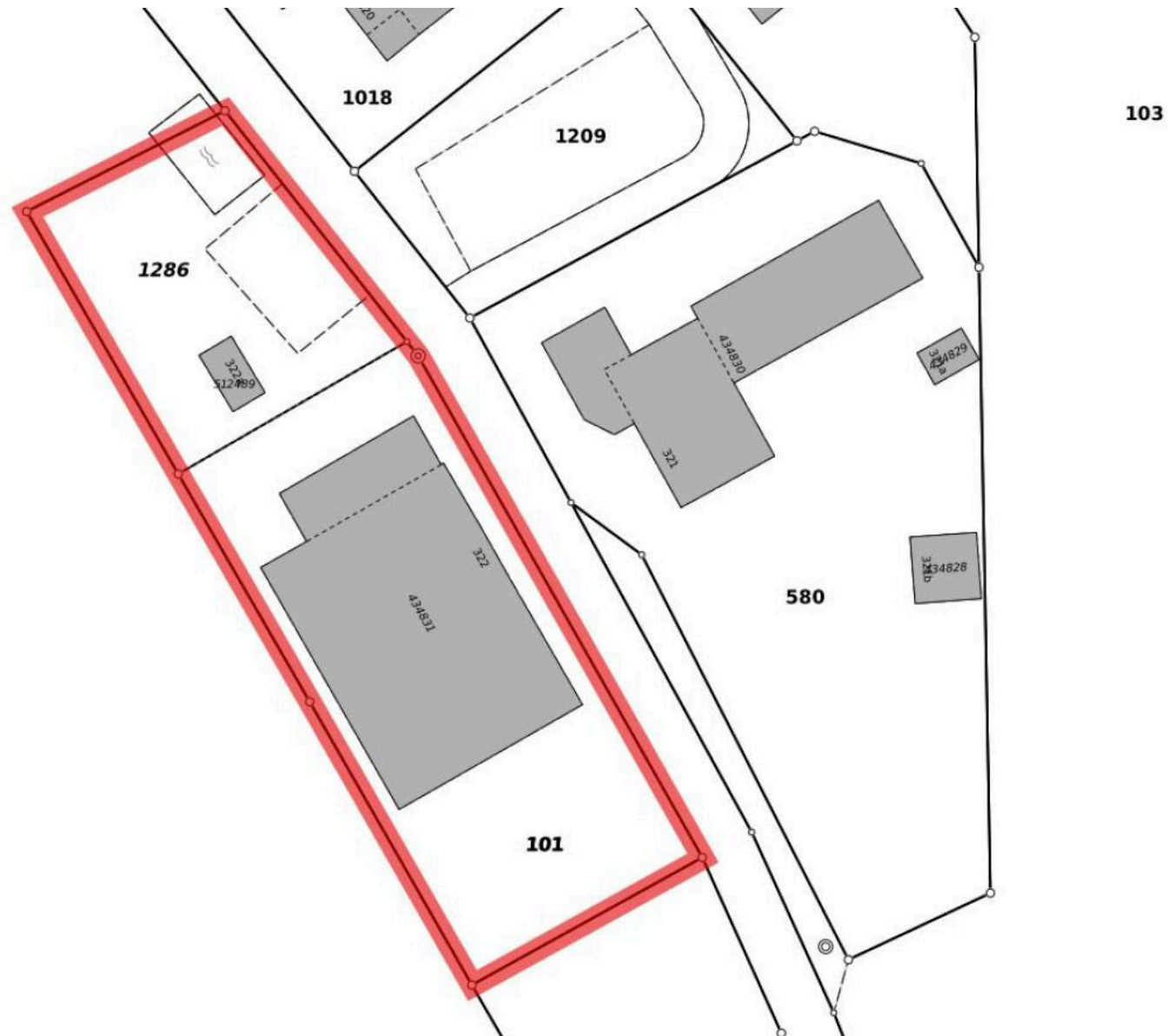
## Condition

- > In it's current state

## View

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

# Plan



Parzellen 101 und 1286 mit 1783m<sup>2</sup>



Parzelle 1209 mit 741m<sup>2</sup> (heute Parkplatz/Bauland)

# Interior view



Gaststube



Sääli



Sitzungszimmer OG



Weinkeller



Die spektakuläre Saalwohnung

# Plan



Saalwohnung mit Loggia und Galerie

# Interior view

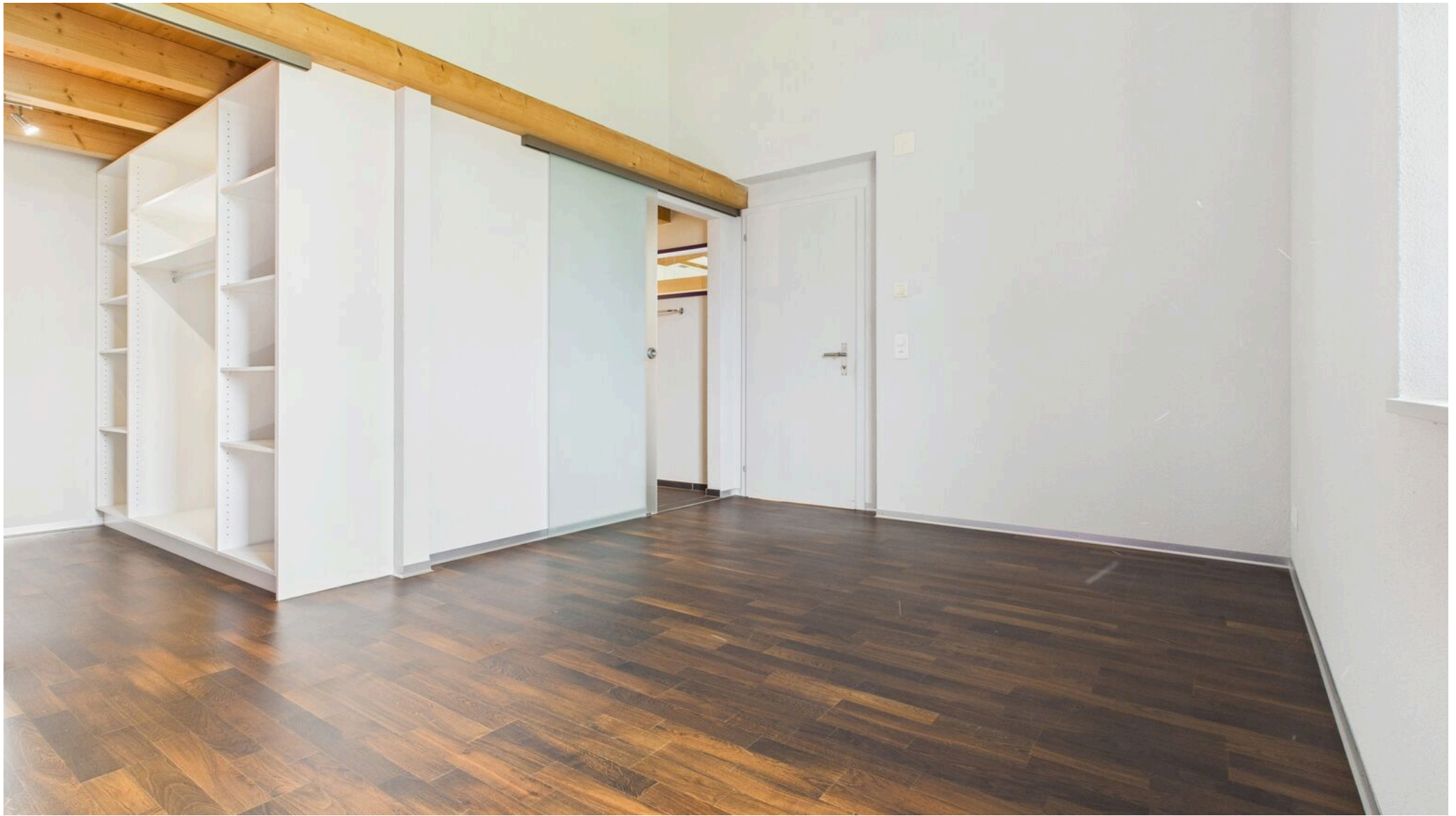




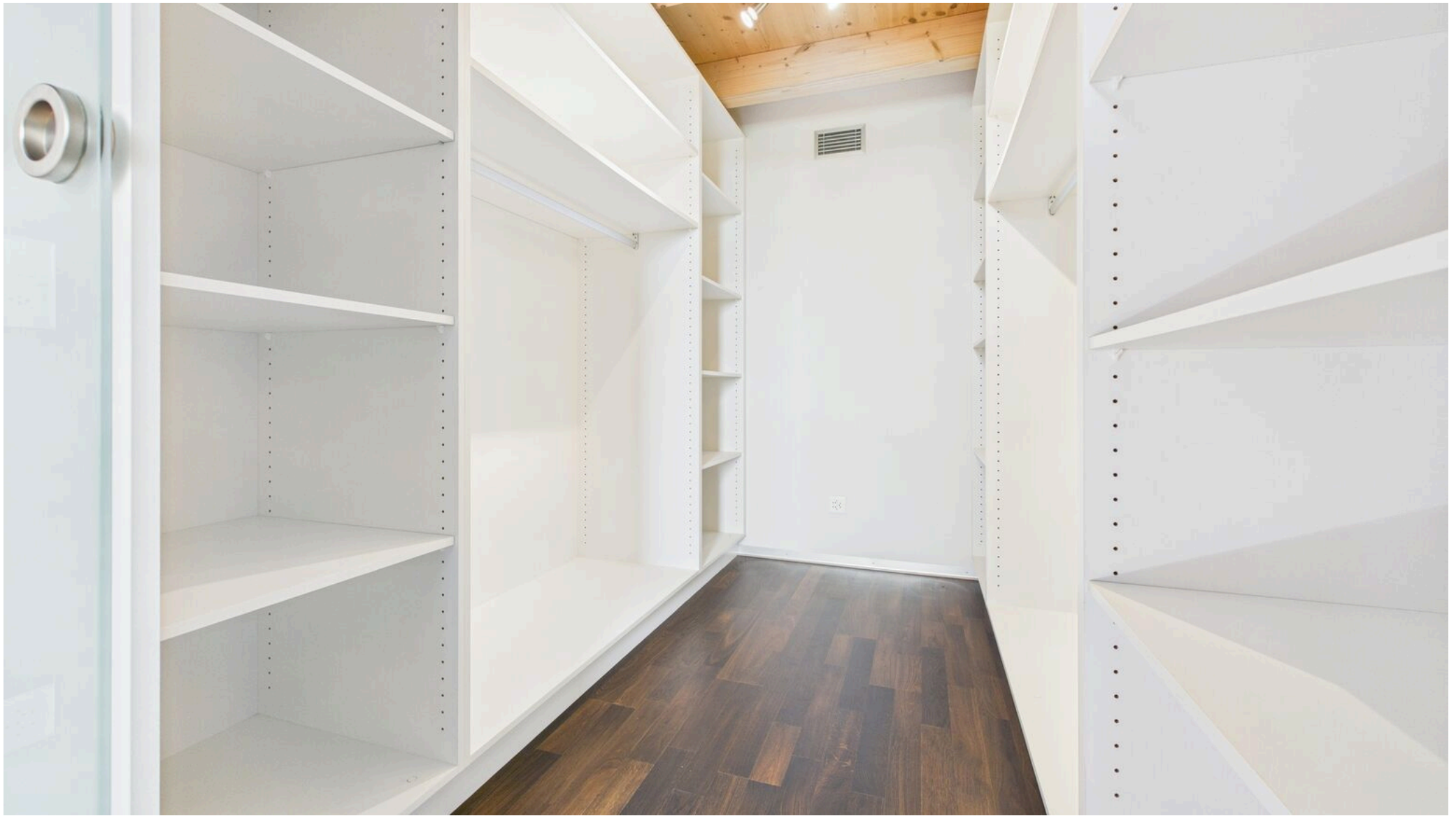




Galerie Saalwohnung



Zimmer mit Bad und Ankleide









Loggia EG der Saalwohnung



# Exterior view



Ausblick

# Interior view

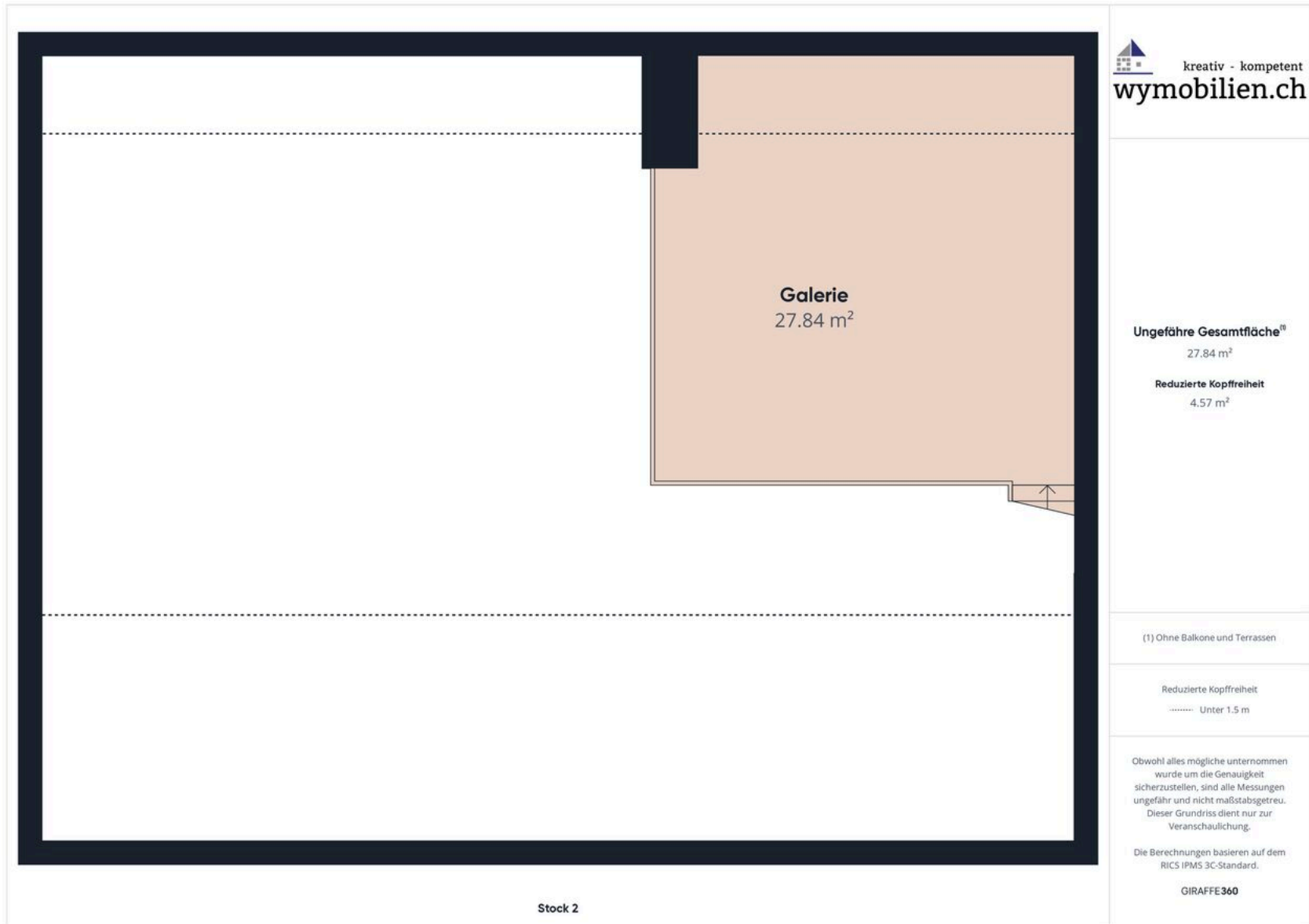


DG Wohnung

# Plan



DG Wohnung mit Galerie und 2 Loggias



# Interior view





# Contact

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## Contact visit

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# Notes

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