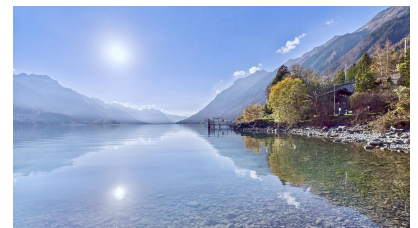
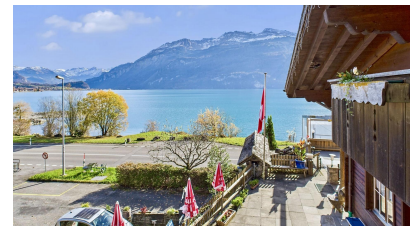


Ref: G0204

Charming boutique hotel with breathtaking views of the lake in the Bern Canton

Enquire



Investment type : For sale

Property type : Hotel

Bedrooms : 9

Restaurants : 1

Hotel area :

Country : Switzerland

Condition : Turnkey

Confidential Sale

This lovely and charming hotel has a unique location with breathtaking views of the lake, and located in the Bern Canton.

Today, the hotel presents itself as a charming, manageable accommodation and catering facility with great development potential in a prime location in Brienz. With its 9 guest rooms, spacious catering areas, and extensive grounds, it offers both investors and future operators an excellent basis for realizing an independent, stylish, and economically attractive hotel concept.

The hotel comprises two floors with a restaurant, bar, terrace, event hall, and guest rooms. Modernization work was carried out in 2023, laying the foundation for a contemporary infrastructure. Despite its somewhat basic furnishings, the building is well maintained, functional, and ready for immediate use—ideal as a solid basis for individual conversion or expansion projects.

The property is lease-free, has a parking area that is rare for Brienz, and a unique boat dock on the lake shore.

The rooms feature carpet, linoleum, and tile flooring, creating a practical and easy-to-maintain interior design. Seven of the nine rooms offer direct lake views, providing a valuable unique selling point. The offering is complemented by a convenient outdoor parking space available for guests and employees.

KEY HIGHLIGHTS

- Direct lakefront property with unobstructed Brienz lake views
- Rare private boat dock
- Large plot of 3'234 m²
- 30 outdoor parking spaces
- 2023 renovation; ready for immediate operation
- Freehold
- consistently high occupancy rate 70-75% in a strong demanding market
- ADR in the Region 200-500.- depending on hotel and category
- several future positioning possibilities, such as:

Boutique hotel, culinary destination, lakefront B&B, wedding/retreat venue, or seasonal packages like Lake/Hiking/Culinary weekends.

****.** If you are interested, please contact the responsible person at LF Immosolutions GmbH. The recommended retail price is to be understood as the asking price. NDA Signed and Proof of financing may be required from interested parties for a viewing. After the individual viewing, serious interested parties will be granted access to the electronic data room with all relevant property documents. Written purchase offers, including proof of financing, must be submitted by January 10, 2026.

About the seller:

For over 6 years, LF Immosolutions GmbH has been successfully marketing residential and investment properties, providing all the services necessary to achieve individual goals. LF Immosolutions GmbH has always been guided by high corporate values, focusing on dedicated personal customer service on the one hand and on maintaining and optimizing the value of properties on the other. Today, the small company enjoys a personal reputation that it experiences every day through the trust placed in it and the active recommendations of its customers. Active in many regions of Switzerland, LF Immosolutions GmbH is based in Interlaken. Get in Touch with us.

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