



CH-3550 Langnau im Emmental, Bahnhofstrass 23

As much as necessary – as little as possible! Tiny!

CHF 1,450.-/month + ch.



wymobilien.ch
Marcel Wyss

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Description

We're pleased to present an offer that's perfectly in tune with the spirit of the times! **As much as you need —as little as possible!** Are you ready to take this step? Do you like things unconventional and go through life with a touch of coolness? There are plenty of standard apartments out there! Here we present a one-of-a-kind property with the following highlights:

- Right in the heart of downtown! Shops, the train station, restaurants, Ilfis Stadium... You won't have to walk more than 4 minutes to get anywhere
- Covered parking right outside the front door. No car? Even better—the carport becomes a covered entryway.
- On the ground floor (24.2 m²), a top-notch kitchen, a living area, and a bathroom with a shower, sink, and washer/dryer, as well as a large terrace
- On the upper floor (15.35 m²), a light-filled room ready for you to design as you wish
- And if you do need some extra storage space, a basement is available
- The terrace and the entire front yard will be separated by a beautiful wooden privacy screen (not yet installed)

This unique offer is aimed at people who love this tiny house and will cherish and care for it as if it were their own little gem. By the way, the neighboring area is home to the Blumencafé, whose slogan is “Gefühls Werk.” The name says it all! Is this for you, too?

Rent: CHF 1,450

Flat-rate utilities: CHF 150.--

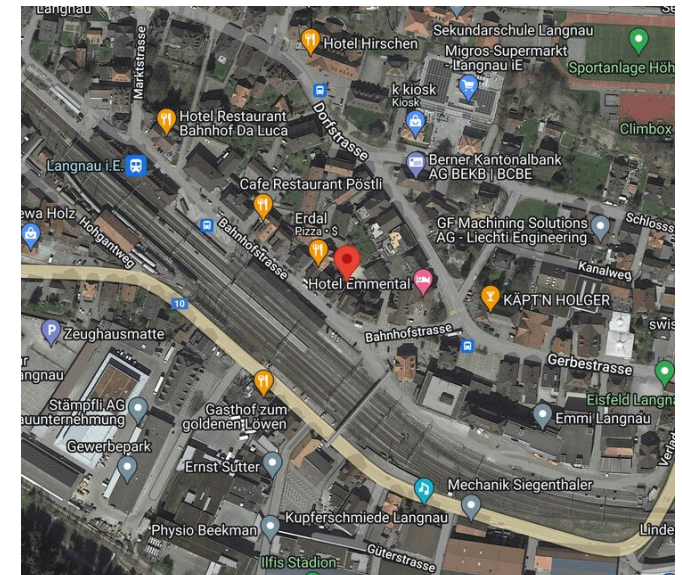
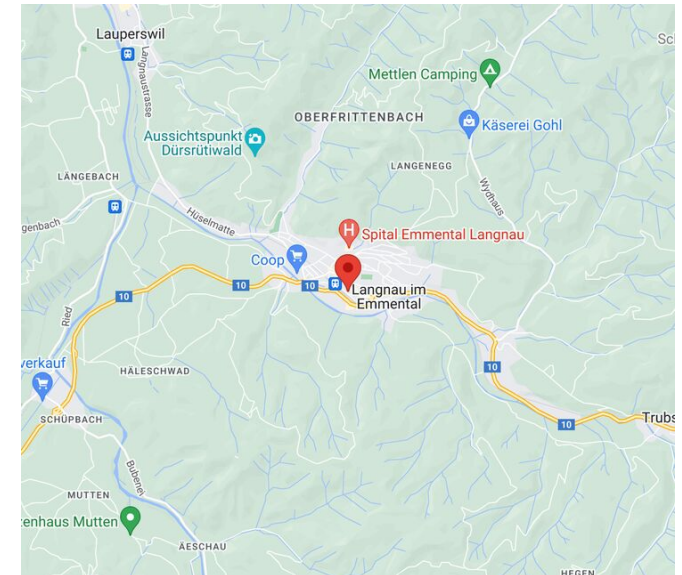
Parking space: CHF 70.--

We look forward to hearing from you with your full contact information (last name, first name, current address, phone number) via email or the contact form. See you soon in Langnau!

Wymobilien, Marcel Wyss

Location plan

	📍	🚶
Station	100 m	2 min.
Stores	182 m	4 min.
Post office	128 m	2 min.
Bank	108 m	2 min.
Restaurants	10 m	-



Characteristics

Availability	01.10.2026	Year of construction	2023
Type	Apartment	Latest renovations	2024
Reference	TinyLangnauWhg	Flat	1
Rooms	2	Condition of the property	New
Bedroom	1	Living area	~ 39.7 m²
Bathroom	1	Terrace surface	~ 60 m²
Number of toilets	1	Parking places	Yes, optional
Location floor	Garden floor		

Object Price	CHF 1,450.-/month + ch.
Number of parkings	
1x Exterior	
Charges	CHF 150.-/month (Fixed rate)
Local tax	1.94 %

Conveniences

Neighbourhood

- > Village
- > Shops/Stores
- > Shopping street
- > Bank
- > Post office
- > Restaurant(s)
- > Pharmacy
- > Railway station
- > Bus station
- > Bus stop
- > Child-friendly
- > Playground
- > Nursery
- > Preschool
- > Primary school
- > Secondary school
- > Public swimming pool
- > Sports centre
- > Indoor swimming pool
- > Hiking trails
- > Bike trail
- > Theatre
- > Concert hall
- > Hospital / Clinic
- > Doctor

Outside conveniences

- > Terrace/s
- > Exclusive use of garden
- > Bench
- > Fence
- > Carport

Inside conveniences

- > Without elevator
- > Open kitchen
- > Private bathroom
- > Cellar
- > Skylights
- > With front and rear view
- > With character
- > Animals not allowed

Equipment

- > Fitted kitchen
- > Ceramic glass cooktop
- > Oven
- > Fridge
- > Dishwasher
- > Washing machine
- > Dryer
- > Private laundry
- > Shower

Floor

- > Parquet floor

Condition

- > New

Interior view



Die moderne Küche



Wohnen/Essen; Ausgang auf die Terrasse





Bad mit Dusche, WM/Tumbler



Lichtdurchflutetes OG



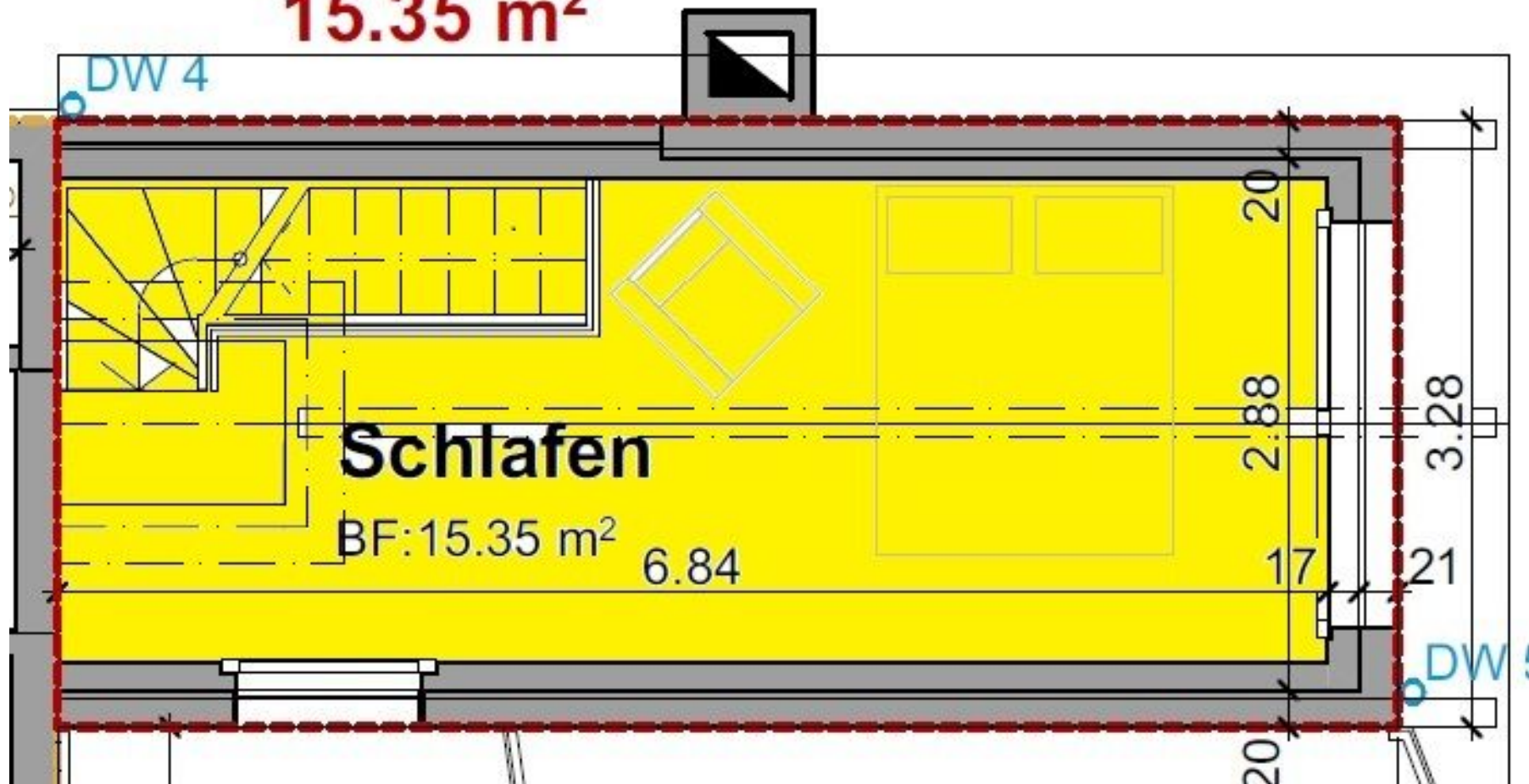
Schlicht und modern



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Wohnung 15.35 m²



Interior view



Blick vom Wohnbereich auf die Terrasse

Exterior view





Gedeckter Eingangsbereich

Interior view



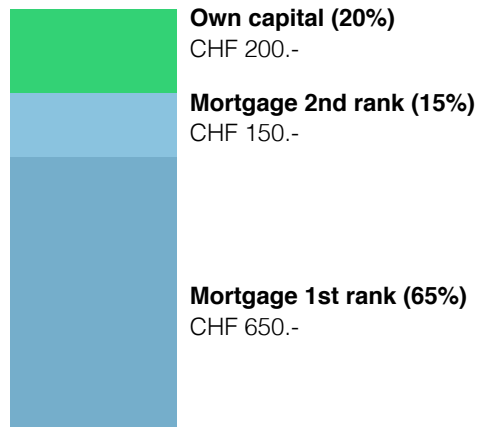
So viel wie nötig - so wenig wie möglich!

Financial simulation

Financing

Purchase price
CHF 1,000.-

Mortgage
CHF 800.-



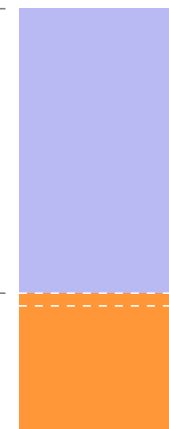
Price

Price of object		CHF 1,000.-
Acquisition costs	0.80 %	CHF 8.-
Transfer costs	1.80 %	CHF 18.-
Expenses of creation of mortgage file	0.50 %	CHF 4.-
Total acquisition		CHF 1,030.-

Financing

Annual income (100%)
CHF 5,606.-

Annual cost (33%)
CHF 1,850.-



Annual Costs

Mortgage interest 1st rank	1.50 %	CHF 10.-
Mortgage interest 2nd rank	1.80 %	CHF 3.-
Mortgage interest		CHF 13.-
Amortization mortgage 1st rank	1 %	CHF 7.-
Amortization mortgage 2nd rank	1 %	CHF 2.-
Total mortgage amortization		CHF 9.-
Running/maintenance costs		CHF 1,800.-
Total charges		CHF 1,800.-
Total per year		CHF 1,822.-
Total per month		CHF 152.-

Contact

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Notes
