



CH-3550 Langnau im Emmental, Schlosstrasse 23

4.5-room apartment – practical – spacious – affordable!

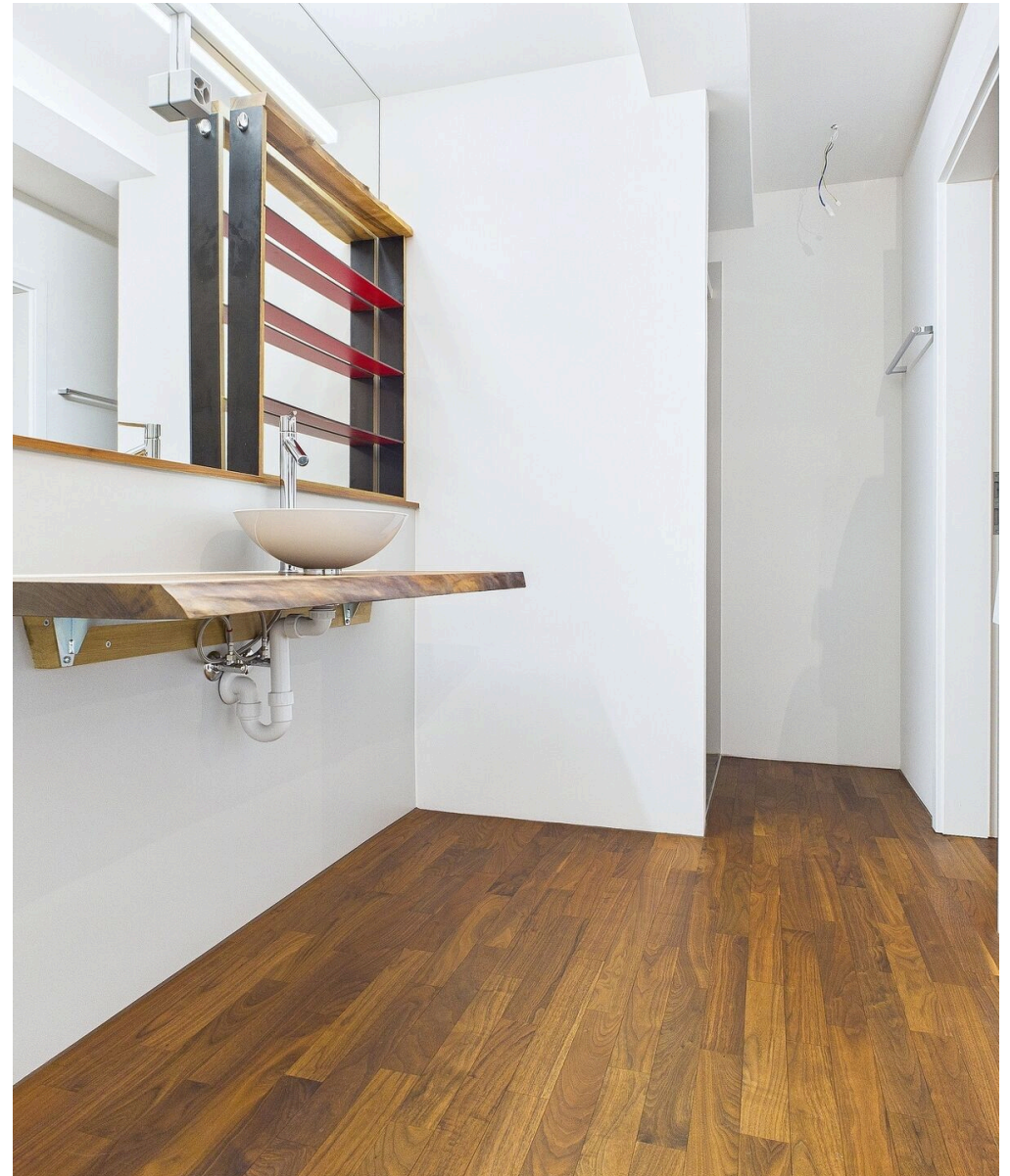
CHF 1,500.-/month + ch.



wymobilien.ch
Marcel Wyss

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Description

Attractive apartment on 105m2 in a central location in Langnau!

Highlights of the attic apartment:

- **105 m² living space**
- **Large, modern kitchen**
- **3 bedrooms**
- **Own washing machine and tumbler in the apartment**
- **Bathroom with double sink and shower**
- **Sep. WC**
- **Balcony (on the 1st floor)**
- **Plenty of storage space thanks to the Reduit, cellar and attic**
- **1 Outdoor parking space included**

Rental conditions:

- Net rent: **CHF 1,500.-**
- Utilities included: **CHF 175.-**

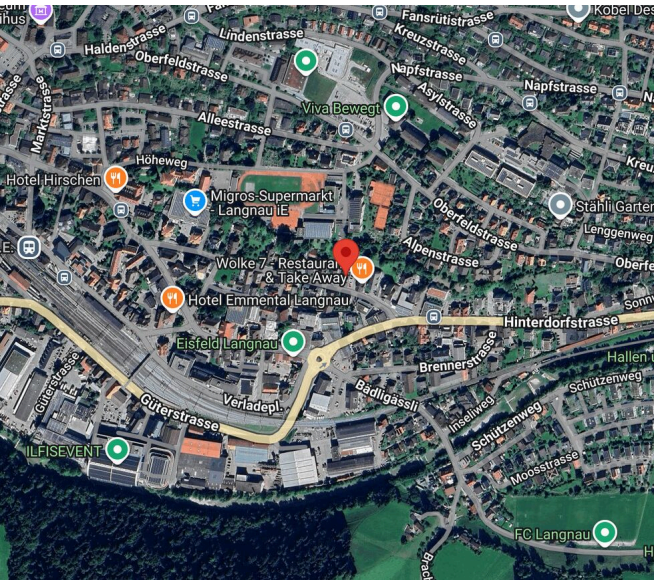
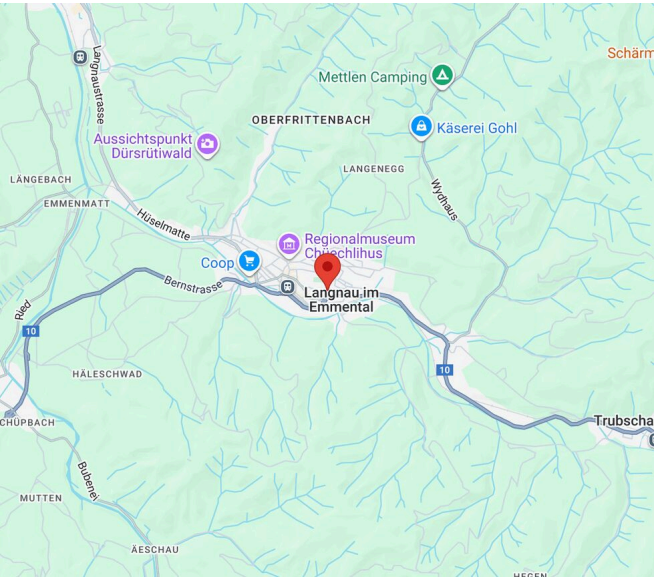
Photos to follow.

Interested? We look forward to your inquiry with complete details (name, first name, current address, email and phone number).

Wymobilien, Marcel Wyss
Langnau + Kirchberg

Location plan

		
Station	508 m	5 min.
Public transports	144 m	2 min.
Stores	260 m	3 min.
Post office	443 m	5 min.
Bank	247 m	3 min.
Restaurants	28 m	-



Characteristics

Availability	01.10.2026	Heating type	Fuel oil
Type	Apartment	Heating installation	Radiator
Reference	4.5DGLangnau	Condition of the property	Very good
Rooms	4.5	Living area	~ 105 m²
Bedrooms	3	Balcony surface	~ 11.2 m²
Bathroom	1	Cellar surface	~ 5.5 m²
Number of toilets	1	Garret surface	~ 8 m²
Location floor	1st floor	Parking places	Yes, optional

Object Price	CHF 1,500.-/month + ch.
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Number of parkings

1x Exterior (incl.)

Charges	CHF 175.-/month (Fixed rate)
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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
- > Sports centre
- > Public swimming pool
- > Tennis centre
- > Indoor swimming pool
- > Hiking trails
- > Bike trail
- > Soccer pitch
- > Ice rink
- > Theatre
- > Concert hall
- > Hospital / Clinic
- > Medical home
- > Doctor

Outside conveniences

- > Balcony/ies
- > Parking

Inside conveniences

- > Without elevator
- > Open kitchen
- > Private bathroom
- > Cellar
- > Garret
- > Animals not allowed

Equipment

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

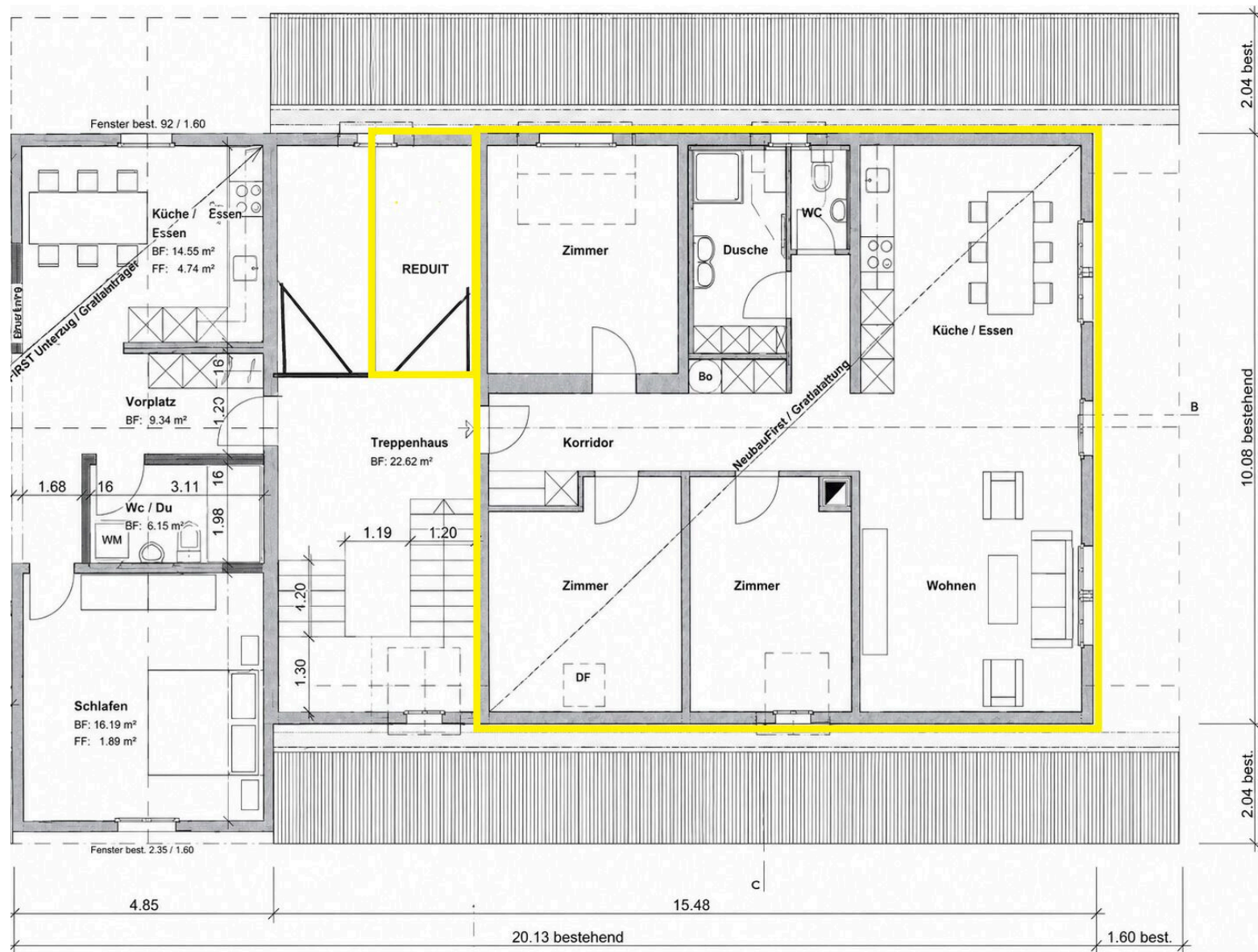
Floor

- > Parquet floor

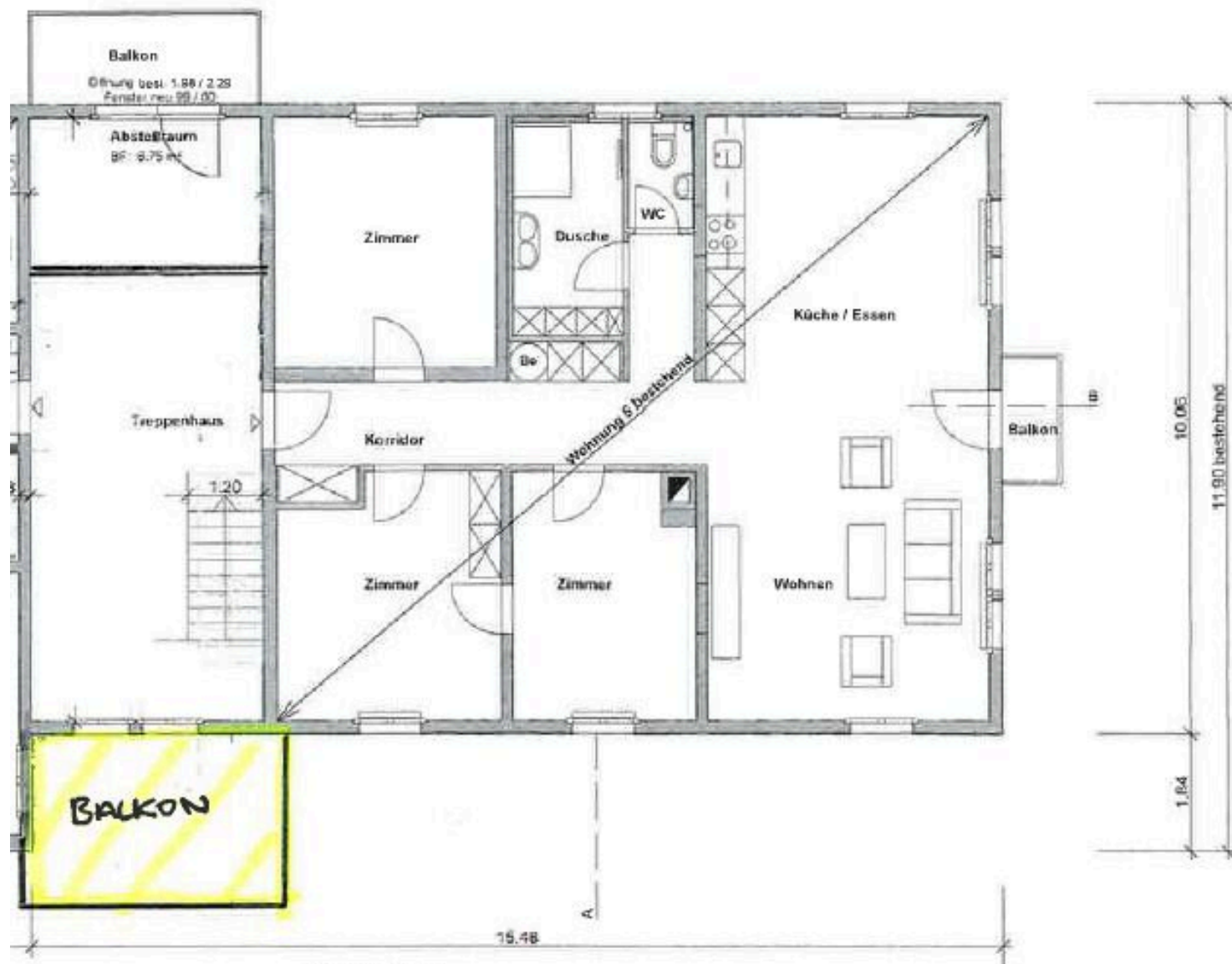
Condition

- > Very good

Plan



Grundriss Dachgeschoss, Reduit direkt vor der Wohnung



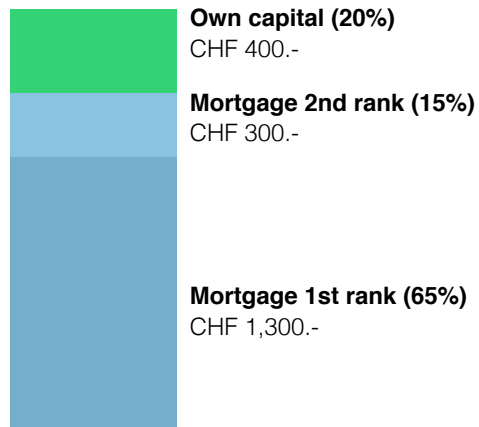
Der Balkon befindet sich im 1. OG

Financial simulation

Financing

Purchase price
CHF 2,000.-

Mortgage
CHF 1,600.-



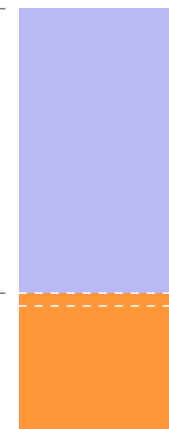
Price

Price of object		CHF 2,000.-
Acquisition costs	0.80 %	CHF 16.-
Transfer costs	1.80 %	CHF 36.-
Expenses of creation of mortgage file	0.50 %	CHF 8.-
Total acquisition		CHF 2,060.-

Financing

Annual income (100%)
CHF 6,655.-

Annual cost (33%)
CHF 2,196.-



Annual Costs

Mortgage interest 1st rank	1.50 %	CHF 20.-
Mortgage interest 2nd rank	1.80 %	CHF 5.-
Mortgage interest		CHF 25.-
Amortization mortgage 1st rank	1 %	CHF 13.-
Amortization mortgage 2nd rank	1 %	CHF 3.-
Total mortgage amortization		CHF 16.-
Running/maintenance costs		CHF 2,100.-
Total charges		CHF 2,100.-
Total per year		CHF 2,141.-
Total per month		CHF 178.-

Contact

Wymobilien, Marcel Wyss

Hauptstrasse 13
3422 Kirchberg BE

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
