3 rooms in Musicians Quarter

€990,000

Musicians Quarter · 3 rooms · 106 m² in size



Key details

Surface area	**106 m²**
Rooms	**3**
Floor	**1st**
Lift	**Yes**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **B**

Lowest: A
Highest: G

A
B ✓
C
D
E
F
G

Description

In a stunning early 20th-century bourgeois palace, this versatile 107m² apartment currently serves as a medical office. The space features a welcoming entrance hall and a reception area that opens into a waiting room. The first treatment room is set up as a 22m² office, while a second office includes an open area, creating a living space of approximately 50m². A kitchen is situated at the rear, overlooking the courtyard. Separate toilets are available for convenience.

The property exudes character, retaining the charm of its historical features with numerous moldings adorning the walls and ceilings, and classic herringbone parquet flooring. Each room is air-conditioned and offers views over Place Mozart, enhancing the appeal of this unique property. Included in the sale is a basement storage cellar and a 10m² maid's room located on the top floor.

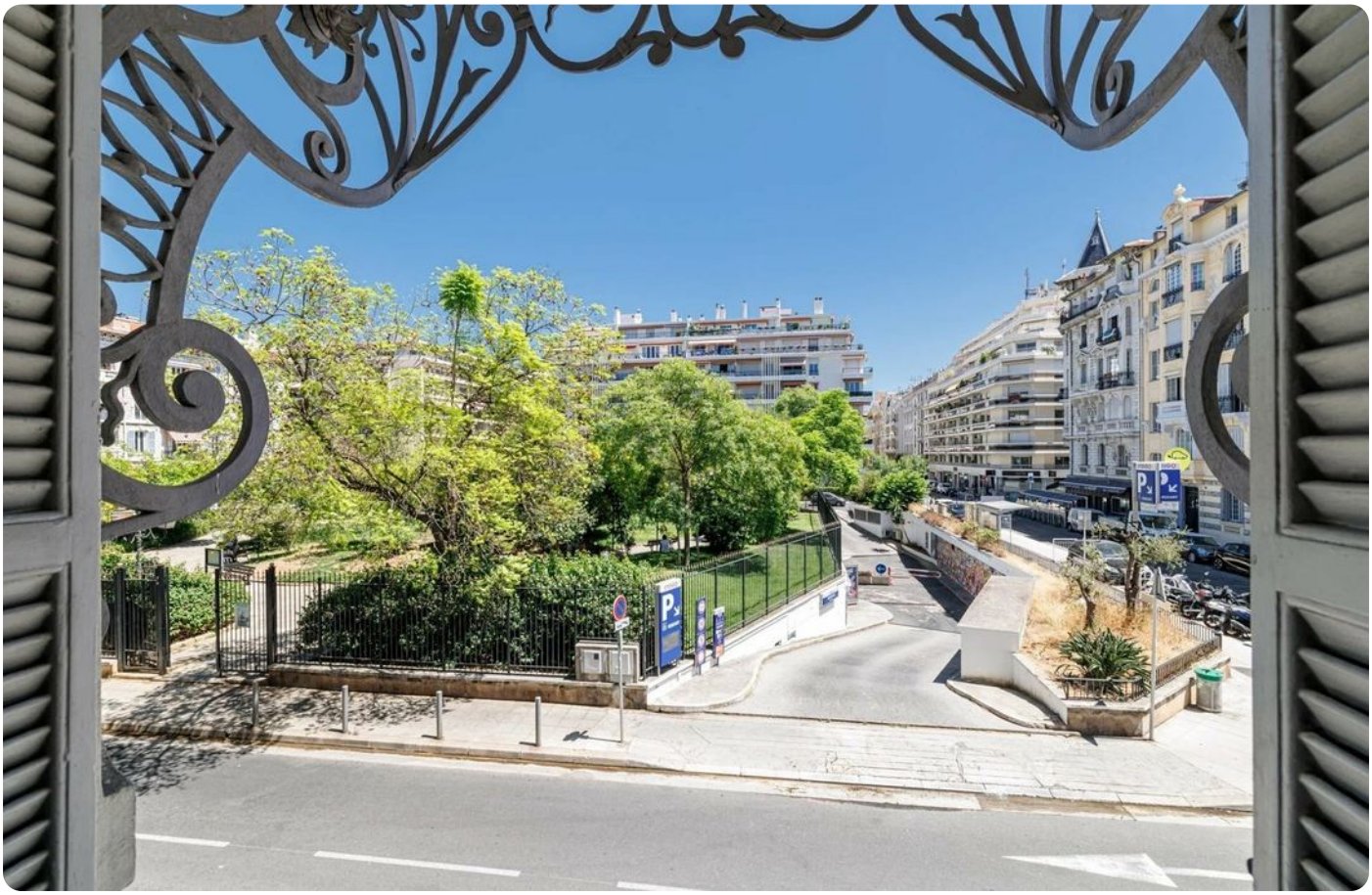
The annual management cost is €1,560, and the energy efficiency rating is 186/5. There are no ongoing legal proceedings in the co-ownership, and agency fees are the responsibility of the seller.

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