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-century bourgeois palace, this property offers a unique blend of historic charm and modern functionality. Currently configured as a medical office, the space spans approximately 107 square meters. Upon entering, you are greeted by a welcoming hall that leads to a reception area and waiting room. The first room, designed as a consultation space, measures around 22 square meters and is set up as an office. The second office features an open area, providing a living space of about 50 square meters. A kitchen overlooks the rear courtyard, and there are separate toilet facilities for convenience.

The property exudes character, with numerous moldings adorning the walls and ceilings and herringbone parquet flooring throughout. Each room is air-conditioned and offers views over Place Mozart, adding to the allure of this distinctive space. Additional features include a basement storage room and a 10-square-meter maid's room on the top floor.

Annual management charges amount to €1,560. The property has an energy efficiency rating of 186/5. There are no ongoing legal proceedings in the co-ownership, and the agency fees are covered by the seller.

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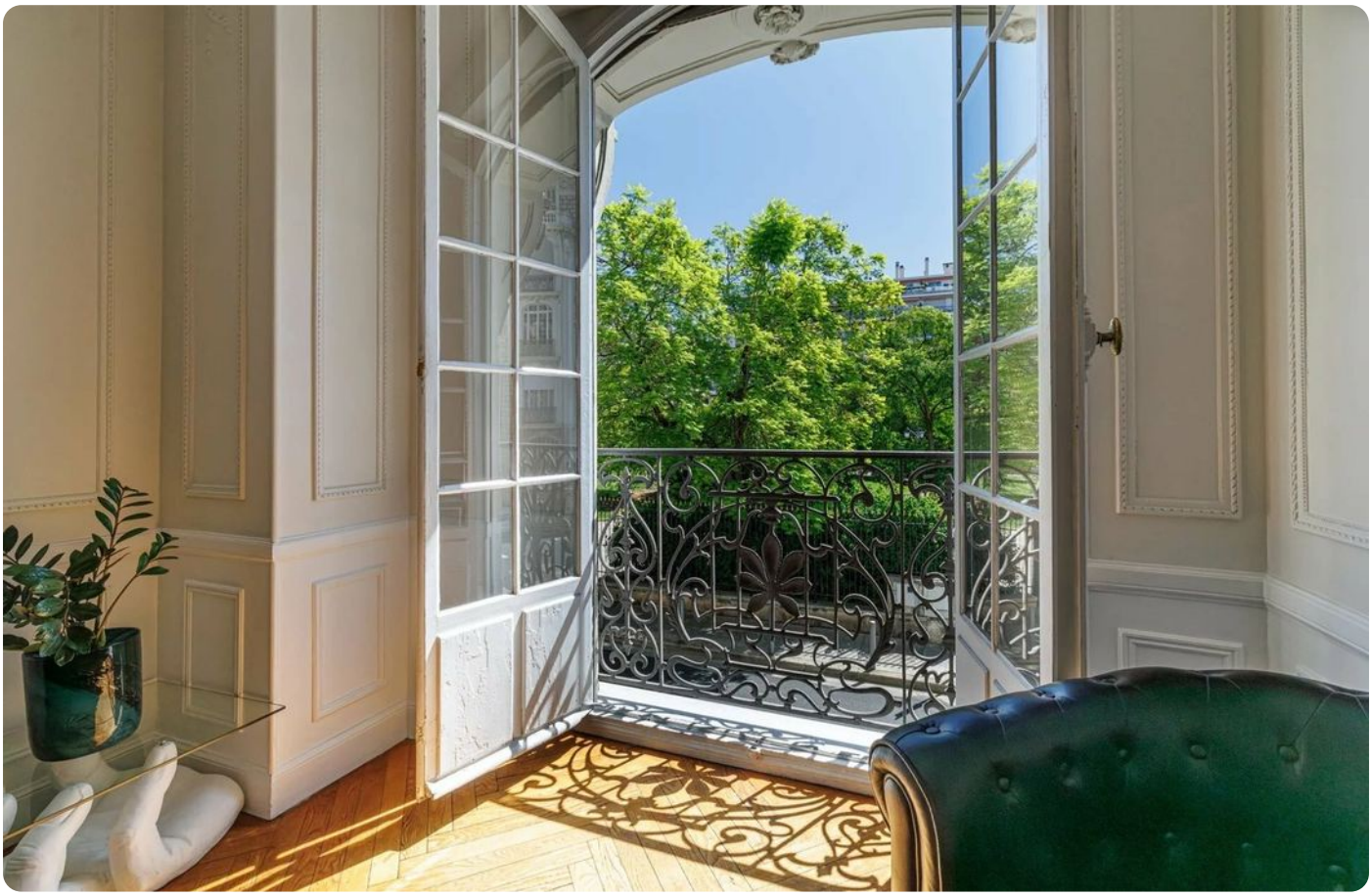

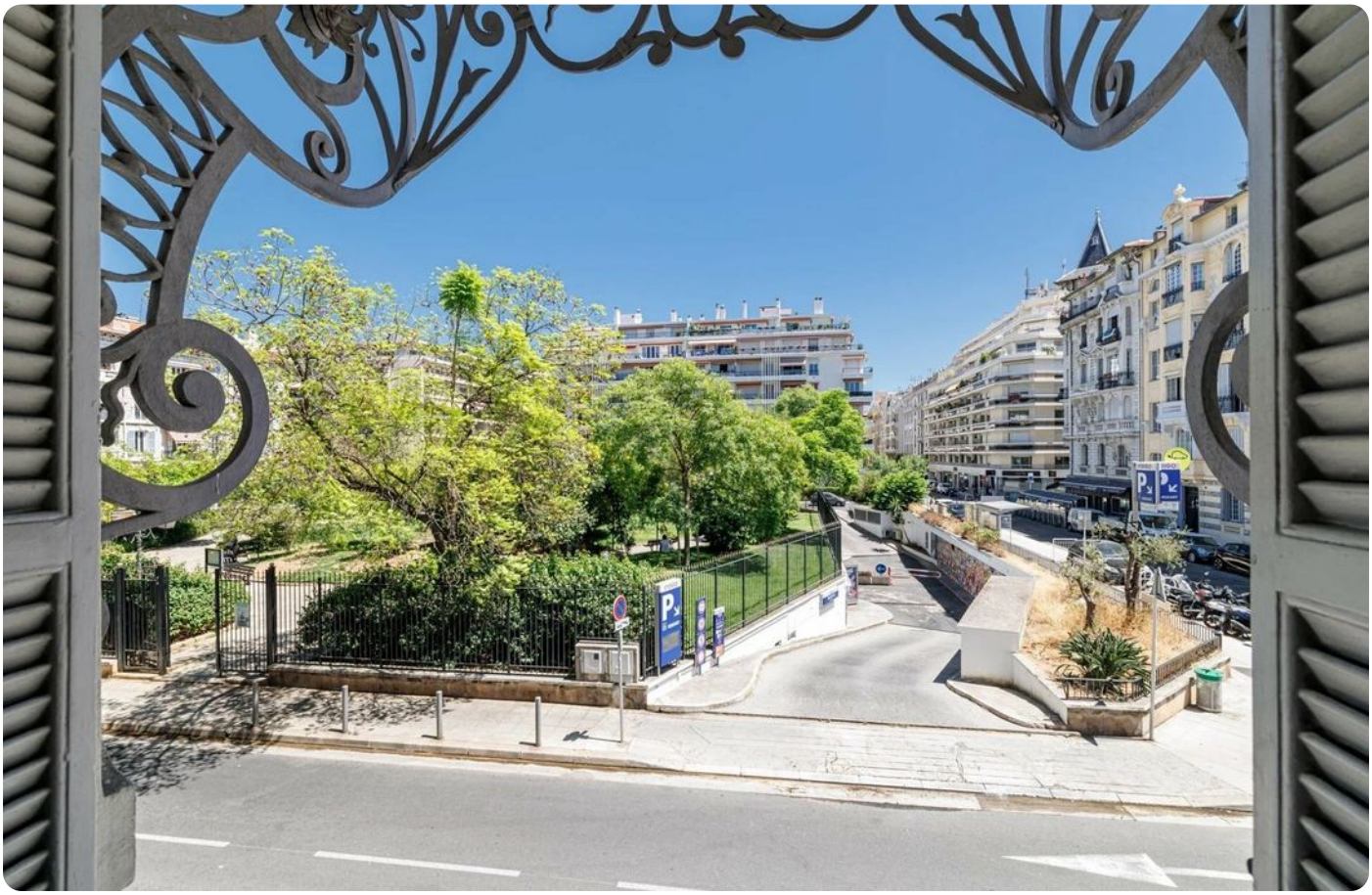

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