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 unique property currently serves as a medical office and offers a spacious area of approximately 107 square meters. The layout includes an entrance hall leading to a welcoming reception area and waiting room. One of the rooms, designed as a treatment area, is about 22 square meters and can be used as an office. Another office space is available, featuring an open area that provides a living space of around 50 square meters. A kitchen overlooks the rear courtyard, while separate toilets add convenience.

This property exudes character with its preserved historical charm, showcasing numerous moldings on the walls and ceilings, as well as herringbone parquet flooring. Each room is air-conditioned and opens onto Place Mozart, enhancing the allure of this exceptional location. The property is sold with a basement cellar and a 10-square-meter maid's room on the top floor.

Charges amount to €1,560 per year. The energy efficiency rating is 186/5. There are no ongoing legal proceedings in the co-ownership. Agency fees are the responsibility of the seller.

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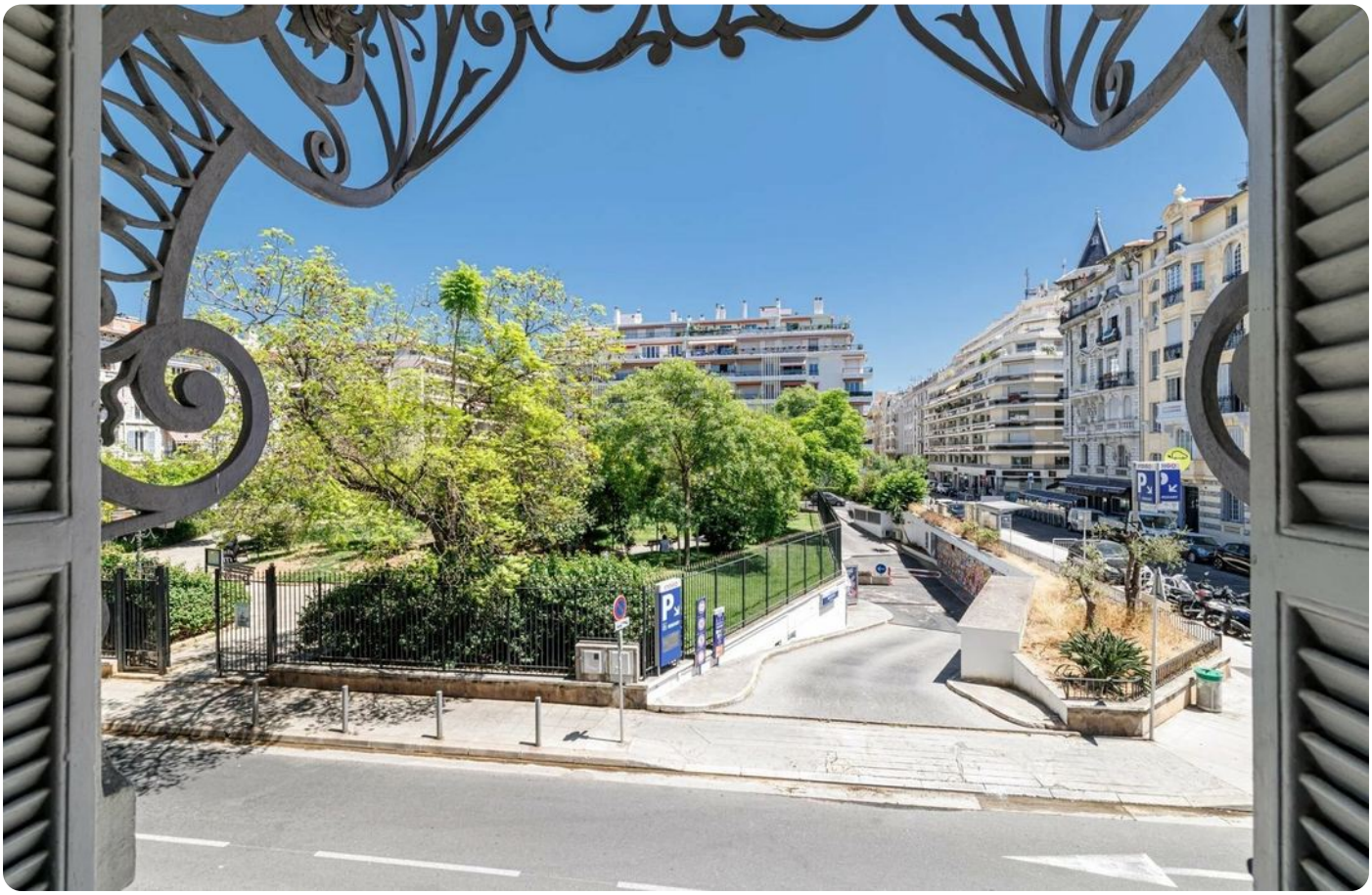

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