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 the heart of a superb bourgeois palace dating back to the early 20th century, this versatile apartment, currently set up as a medical office, offers approximately 107 square meters of space. The property features an entrance hall leading into a reception area that opens onto a waiting room. The first treatment room has been transformed into a 22-square-meter office, while the second office includes an open space, providing a generous living area of about 50 square meters. The kitchen overlooks the peaceful backyard, and there are separate toilet facilities for convenience.

The property exudes character, maintaining its old-world charm with numerous moldings adorning the walls and ceilings, complemented by elegant herringbone parquet flooring. Each room is air-conditioned and enjoys views of Place Mozart. Additional features include a cellar in the basement and a 10-square-meter bedroom located on the top floor.

Charges amount to €1,560 per year. The property has an energy efficiency rating of 186/5. There are no ongoing legal proceedings within the co-ownership, and the agency fees are charged to the seller. The Carrez surface area measures 106.4 square meters.

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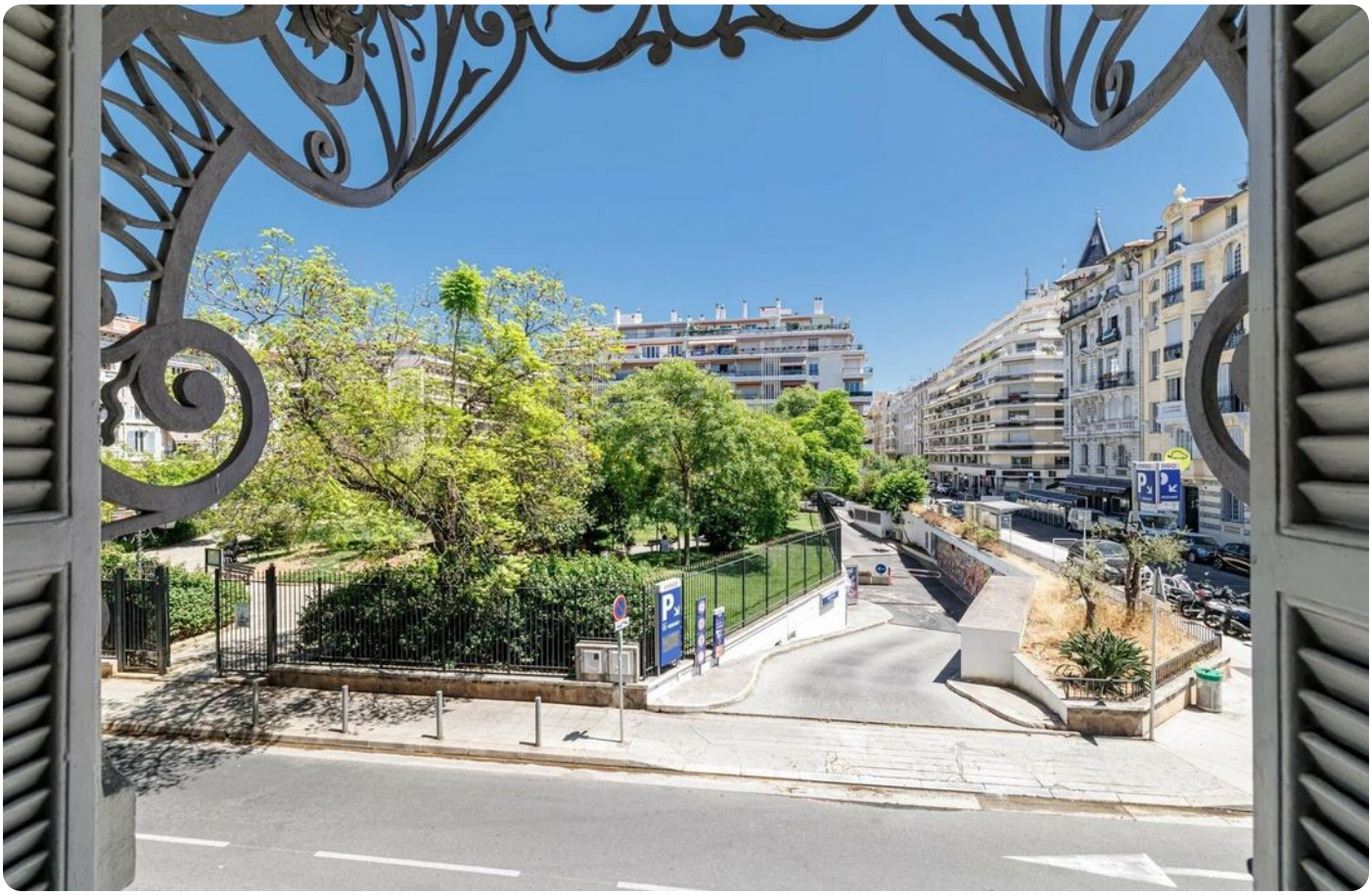

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