

# Two-bedroom apartment in Musicians Quarter €980,000

Musicians Quarter · 2 bedrooms · 106 m<sup>2</sup> in size



## Description

Mozart Square offers a unique opportunity within a magnificent early 20th-century Bourgeois Palace. This apartment, currently functioning as a medical office, spans approximately 107 square meters. It features an inviting entrance hall leading to a reception area that opens into a waiting room. The property includes a treatment room that has been adapted into a spacious office of around 22 square meters. Another office provides an open space, creating a living area of approximately 50 square meters. A kitchen overlooks the backyard, and there are separate toilet facilities.

The property exudes character, retaining its historical charm with numerous moldings on the walls and ceilings, complemented by herringbone parquet flooring. The entire space is air-conditioned,

and each room offers 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 Carrez surface area is 106.4 square meters, with an energy efficiency rating of 186/5. There are no ongoing legal proceedings in the co-ownership. Agency fees are the responsibility of the seller.

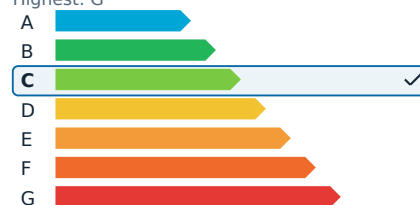
## Key details

|               |                    |
|---------------|--------------------|
| Surface area  | 106 m <sup>2</sup> |
| Bedrooms      | 2                  |
| Floor         | 1st                |
| Lift          | Yes                |
| Outside space | No                 |

## DPE (Energy)

C

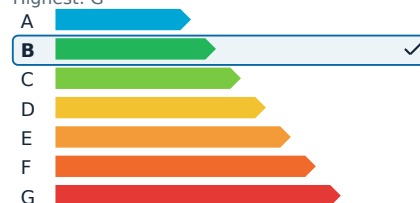
Lowest: A  
Highest: G



## GES (Emissions)

B

Lowest: A  
Highest: G



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