

INVEST IN GROSBLIEDERSTROFF > RESTAURANT



**BUSINESS
OPPORTUNITY
AREA**

MOSL

**RESTAURANT LOCATED
ALONGSIDE THE SAAR RIVER
IN GROSBLIEDERSTROFF
NEAR SAARBRÜCKEN (4 KM),
SARREGUEMINES (7 KM)
AND FORBACH (12 KM)**

**RELAXING SETTING
AND LOUNGE ATMOSPHERE**

**ESTABLISHMENT FULLY UP TO
STANDARDS, FUNCTIONAL AND
WELL EQUIPPED, NO MAJOR
WORK NEEDED**

- > surface area: 485.67 m².
- > sale of the establishment's premises and business (licence IV - French drinks licence), following the retirement of the current operators.
- > reception area, bar, two dining rooms with about 30 place settings each, a banquet hall with 60 place settings, and a large terrace with 60 place settings.
- > a prestigious duplex apartment.
- > shaded private parking area.
- > staff: 1 head chef, 1 front of house manager, 2 part-time dishwashers.

SALE PRICE:

500,000 EUROS

AGENT FEES PAYABLE BY THE SELLER



DINING ROOM

> a bright room with large windows and a view overlooking the ornamental garden with a variety of trees. The Saar River is 20 metres away with the first lock on the Canal des Houillères.



THE BARN

> this area was once used as a barn for horses, and has retained this character with its exposed wooden beams, coarse bare stone walls, and fireplace with a hearth.

> in the summer, the room opens out onto the terrace.

TERRACE

> terrace shaded in summer and protected by an awning that provides shelter from unexpected rain or glaring sunlight.

> situated alongside the Saar River, on which pleasure boats sail from April to October.

> for sports enthusiasts, access via the green towpath alongside the river by bike, roller skates or simply by foot.

