

# INVEST IN BASSE-HAM

## GLAMPING & HOUSE-BOATS



**BUSINESS  
OPPORTUNITY  
TERRITOIRE**

MOSL

**THE NAUTIC'HAM LEISURE PARK  
WELCOMES HIKERS, PLEASURE BOATERS,  
CYCLE TOURERS AND CAMPERS.  
IT IS LOCATED:**

- ON THE DOORSTEP OF THE LUXEMBOURG AND GERMAN BORDERS,
- CLOSE TO TWO ZACS (MIXED URBAN DEVELOPMENT AREAS) LOCATED IN THE MUNICIPALITY OF BASSE-HAM,
- IN A GREEN SETTING: YOU'LL BE CHARMED BY ITS PEACEFUL SURROUNDINGS, LATEST GENERATION INFRASTRUCTURES AND THE DIVERSITY OF ITS SERVICES,
- ON THE V50 "LA VOIE BLEUE" CYCLE ROUTE LINKING THIONVILLE TO LUXEMBOURG: AN UNMISSABLE STOPPING PLACE FOR CYCLE TOURERS.

## NAUTIC'HAM: GLAMPING AND ACCOMMODATION ON THE WATER

### GLAMPING

Nautic'Ham would like to expand its range of accommodation on the campsite by offering quality homes, to further satisfy visitors and cyclists using the cycle route that passes through the site. These accommodations should be demountable and in keeping with the "nature" spirit of the campsite (glamping, ready-to-camp, cabins, etc.).

Average length of stay in 2023: 3 nights (45% occupancy rate).

Campsite: 76 pitches on 2 hectares, sanitary facilities and showers, open from 01/05 to 30/09.

### UNUSUAL ACCOMMODATION ON THE WATER

The Nautic'Ham marina has 100 berths for boats, which can be rented by the season or by the year. The manager would like to make a few pontoons available for the installation of unusual accommodation on the water (house-boats), in order to expand his range of tourist accommodation and offer a unique experience in the area.

Operating conditions: please contact us.

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In 2015, the Communauté d'Agglomération Portes de France Thionville (CAPFT) launched the development of the Basse-Ham watersports centre called "Nautic'Ham". Since then, it has never ceased to develop a range of water-related amenities and activities there.

Nautic'Ham, is:

- a marina, a 2-hectare campsite, water sports activities , a bar and restaurant, the all-new HAMELYS aquatic centre, two car parks with a total capacity of 600 parking spaces, as well as the Thionville Rive Droite golf course, just 5 minutes away.
- more than 15 events and around ten concerts all along the summer period.

Attendance: 25,000 visitors in 2023.

[nautic-ham.fr](http://nautic-ham.fr)



**INVEST IN BASSE-HAM**

Located in the Communauté d'Agglomération Portes de France Thionville, in the north of the Moselle Département, it benefits from an ideal geographical location, close to the Luxembourg and German borders.

Every year, Nautic'Ham hosts a number of events (concerts, Water Festival, Bulky Games, etc.), which in 2023 attracted almost 25,000 visitors. In terms of accommodation, the site boasts a 2-hectare campsite (76 pitches), a marina (100 pitches) and a planned 4\* hotel complex.

The V50 "La Voie Bleue" cycle route linking Lyon to Luxembourg over a distance of 700 km, provides a considerable flow of cycle tourists (nearly 30,000 cyclists

in 2023 on the section between Bousse and Sierck-les-Bains). This type of clientele particularly appreciates short stays and a suitable medium-cost accommodation offering.

The area around Thionville does not yet propose any unusual water-based accommodation. The installation of house-boats would make it possible to create an as-yet non-existent tourist accommodation offer.

Situated in the immediate vicinity: the Château des Ducs de Lorraine, Château de Malbrouck, Maginot Line Hackenberg fortress, the U4 Blast Furnace Park, the Moselle wine route as well as many nearby sites that make the Thionville Region a historical, cultural and industrial destination. The France-Germany-Luxembourg tripoint is accessible in just 20 min by car.

