

# MALLING

> **CAMP SITE  
READY TO BE  
TAKEN OVER**




**BUSINESS  
OPPORTUNITY  
AREA**

MOSL

**TOP-QUALITY SURROUNDINGS AND AN EXCEPTIONAL LANDSCAPE:**

- > **CAMP SITE COVERING 14 HECTARES, INCLUDING A LAKE OF 6 HA.**
- > **LOCATED ON A BEND IN THE MOSELLE, A VERITABLE HAVEN OF PEACE AND QUIET.**
- > **NEXT TO THE V50 "VOIE BLEUE" LONG-DISTANCE CYCLING ROUTE.**

**OPERATING CONDITIONS:**

**3-6-9 YEAR COMMERCIAL LEASE.**

**LOOKING FOR AN INVESTOR INTERESTED IN FULL MANAGEMENT OF THE SITE:**

- > 2-star municipal camp site.
- > 100 pitches for tents/caravans, camper van area.
- > 2 sanitary blocks, snack bar, play area and fishing area (renovation to be planned).
- > Open from 1 April to 30 September.

**DEVELOPMENT POTENTIAL:**

- > Quiet, green environment, ideal for a new, eco-friendly accommodation offering (huts on stilts, glamping, ready-to-camp, etc.).
- > Major potential for development to welcome a clientele of cycling tourists, lovers of slow tourism and nature, families, etc.
- > Its location deep in natural surroundings makes it an ideal spot for development of open-air activities (cycling, hiking, fishing, etc.).
- > Part of the site and the snack bar are open for local residents.

MOSELLE ATTRACTIVITÉ  
2-4 rue du Pont Moreau • F-57000 METZ  
Tel.: +33 (0) 687 375780  
contact@moselle-attractivite.fr  
www.moselle-attractivite.fr







# INVESTING IN MALLING

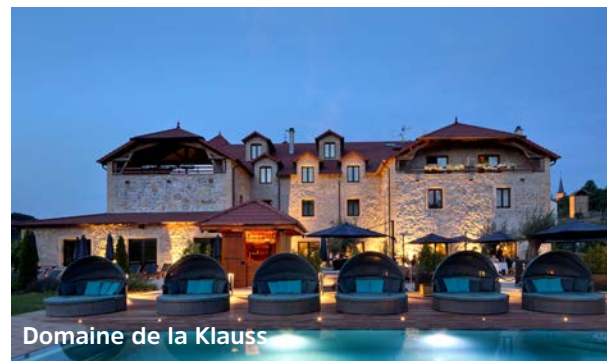
- > Malling is a small village with a population of 677, located on the banks of the Moselle river, 15 minutes from the town of Thionville and not far from the borders of Luxembourg and Germany.
- > Nestling in the heart of the “three borders” region (France, Germany, Luxembourg), the municipality of Malling is ideally located alongside a bend in the Moselle. Its camp site provides various possibilities covering activities close to nature, such as fishing or bird watching.
- > The V50 “voie bleue” long-distance cycling route, linking Lyon to Luxembourg over a distance of 700 km, passes very close to the Malling camp site. It is used by large numbers of cycling tourists (almost 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 accommodation offering.
- > Within a radius of 30 km around Malling, there are 17 open-air accommodation areas, including 6 camp sites

and 2 camper van areas in the French part. The 6 camp sites have an accommodation capacity of 606 pitches, 100 of them in Malling. In Moselle, the number of overnight stays in open-air accommodation increased by 18.6% in 2023 as compared with 2022 (415,000 overnight stays in 2023 as against 350,000 in 2022), and half of the clientele came from outside France (mainly from Germany, Luxembourg and Belgium). In April 2024, a new gourmet restaurant opened in Malling, with the aim of enhancing the attractiveness of the municipality for tourists.

- > The neighbourhood features the Château de Malbrouck (36,000 visitors), the Château des Ducs de Lorraine (15,000 visitors), the Maginot Line structures including the Hackenberg fortress with its little train (33,000 visitors), the Basse-Ham water sports centre, the walled town of Rodemack, the Domaine de la Klaus with its Michelin starred restaurant, and the town of Schengen in Luxembourg, together with many other locations in the area that make the North of the Moselle a destination full of history, with lots of aquatic and nature sites.



Château de Malbrouck



Domaine de la Klaus



La Voie Bleue