

# INVESTING IN GOETZENBRUCK

(SARREGUEMINES)

> PROPERTY COMPLEX  
+ LAND FOR SALE



**BUSINESS  
OPPORTUNITY  
AREA**

MOSL

## **FORMER SAWMILL:**

**LOCATED 67 KM NORTH-WEST OF  
SARREGUEMINES AND  
115 KM EAST OF METZ.**

**IDEALLY SITUATED IN THE HEART OF  
THE NORTH VOSGES REGIONAL  
NATURAL PARK.**

**ACCESS TO THE MUNICIPALITY VIA  
THE SECONDARY MOTORWAY NETWORK  
(RD37 & 83).**

## **DESCRIPTION:**

- > **House:** company office on the ground floor, apartment on the first floor.
- > **Business/storage premises (about ten buildings):** a storage building, a tent, a garage, a "Sharpening" building, a hall, a "Techman" building and an area in front of the dryer, two buildings named "MEM" and "BRENTA" with the corresponding installations necessary for the activity (boiler room, autoclaves, dryers).

## **COMPLEMENT:**

- > A large plot of land, part of it used as a wood storage area, with the rest undeveloped and abandoned.
- ➔ Total area: 11.85 ha.
- ➔ Classified as a Ux (economic activities) area or an A (agricultural) area.

**SALE PRICE: €1,260,000 INCLUDING COSTS**

MOSELLE ATTRACTIVITÉ

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**DEVELOPMENT POTENTIAL:**

- > Rehabilitation of the buildings
- > Exploitation of the land after destruction of the buildings





# PAYS DE BITCHE, AN IDEALLY PLACED REGION

Citadelle de Bitche

- > Located in Moselle-Est, a gateway to Alsace and Germany, the Pays de Bitche community of districts is a dynamic area that is seeing major economic growth,
- > The economy of the Pays de Bitche community of districts is highly diversified:
  - Agriculture: domaine de la Voie Lactée in Volmunster (brood mare stud),
  - Crystal: Cristallerie de Montbronn, Cristallerie de Saint-Louis-les-Bitche, Hermès group,
  - Glassmaking activities: Montroyal Essilor group, Verrissima in Goetzenbruck, Siebering workshops in Reyersviller, Meisenthal glassmaking unit, etc.,

- Industry and Metalworking: Conrad in Waldhouse, C.M.S. in Schweyen, E.G.S. in Montbronn,
- Gastronomy: together with its natural areas and its quality of life, the Pays de Bitche is well known for its gastronomy, with the Restaurant de l'Arnsbourg in Baerenthal, l'Argousier in Volmunster, Le Strasbourg in Bitche or l'Auberge des Mésanges in Meisenthal,
- Tourism: a natural and historic heritage that attracts more than 450,000 visitors a year and generates almost 25 million Euros of economic benefits for the area (Citadelle de Bitche, Maginot Line, Jardin pour la Paix, Moulin d'Eschviller, etc.).

Cristallerie de Saint-Louis-les-Bitche



Maginot Line: Simserhof in Siersthal

