

INVEST IN SAINT-AVOLD

> HOTEL-RESTAURANT FOR SALE



**BUSINESS
OPPORTUNITY
AREA**

MOSL

A DELIGHTFUL ESTABLISHMENT IN A PRIME LOCATION:

- HOTEL-RESTAURANT WITH
A 16TH-CENTURY CHAPEL.

- SET IN THE HEART OF A TOWN
STEEPED IN HISTORY.

- WITHIN CLOSE ACCESS TO THE
A4 MOTORWAY, GERMANY AND
TWO MAJOR ECONOMIC ZONES.

- > 3-star hotel-restaurant affiliated to the Logis Hôtels brand.
- > Floor surface area: 1,500 m².
- > Sale of the premises, the business (IV drinks licence) and the car park due to the current operator's retirement.
- > 23 spacious rooms refurbished in 2012.
- > 1 staff apartment of 97 m² (2 bedrooms and mezzanine).
- > 10-space car park located 300 metres away.
- > Revenues: 2023: €678,000.

SALE PRICE: €1,055,000 incl. VAT

POSSIBILITIES:

- > Focus the primary attraction on high-quality dining in an exceptional setting overlooking the chapel of the counts of Créhange, refurbish the rooms in the main building to a standard befitting the high quality of the restaurant and create a wellness area in the building located to the rear.

MOSELLE ATTRACTIVITÉ

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HOTEL

- > 1 main building with 18 fully-fitted rooms spread over 570 m².
- > 1 rear building accessible via a corridor, with 5 studio suites (100 m²) featuring kitchenettes, and a 97 m² staff apartment.
- > Revenues in 2023: €241,000 (36% of revenues).
- > 60% occupancy rate (open 4 days a week).
- > Last refurbished in 2012-2013.





RESTAURANT

- > Surface area: 450 m².
- > Up to 90 place settings.
- > Fully fitted kitchen and bar.
- > 1 sixteenth-century chapel listed as a Historic Monument.
- > 1 private area (for up to 30 people).
- > Revenues in 2023: €178,100 (26% of revenues).
- > Last refurbished (floor and walls) in 2021.

PASTRY SHOP - TEAROOM

- > 45 place settings with outdoor terrace (24 place settings).
- > Refrigerated display units.
- > Revenues in 2023: €135,500 (20% of revenues).





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PRESENTATION OF THE REGION

> Saint-Avold, a commune with a population of 15,000 nestled in the heart of the Warndt forest, is situated in the east of the Moselle department, on the border with Germany and very close to the A4 motorway linking Paris and Strasbourg.

> Founded nearly 40 years ago, this family-run establishment is a long-standing institution that has made a name for itself and is highly regarded by locals and regulars alike. The hotel was built on the site of the former stately home of the counts of Créhange, who had their own chapel built in the 16th century, which can be reached from the restaurant. Today, it is the only hotel in Saint-Avold town centre.

TOURIST INFORMATION

> In terms of economic and tourist appeal, Saint-Avold stands out for its history and heritage, as well as its proximity to two of the region's major economic zones. In 2023, the Saint-Avold American cemetery hosted nearly 35,000 visitors. It is the largest American cemetery in Europe.

2,348 guest beds, 38% of which are in 3* establishments and 20% in 4* establishments. In 2023, hotel occupancy in Moselle reached 59.2%, with an average length of stay of 1.5 days. (Source: Sitlor – Moselle Attractivité – October 2024)

> The competing hotel options in Saint-Avold are located on the outskirts of the town. Although they are geared more towards a budget customer base, there is a 4-star hotel*. The commune boasts a healthy hotel capacity, with 570 guest beds spread across a number of establishments catering for different categories of guest. Within a 30km radius of Saint-Avold on the French side, this capacity amounts to

> Located in the immediate vicinity, the small town of Hombourg-Haut, the small Bamesch fortifications on the Maginot line, the Wendel Miners Museum (45,000 visitors), the Völklingen blast furnaces classified as a UNESCO World Heritage Site (more than 4.5 million visitors since 1999), the Maginot Aquatic Line and many other local sites make the Saint-Avold area a tourist destination steeped in heritage and history.



American cemetery



Wendel Miners Museum