



# FARÉBERSVILLER

## > HOTEL-RESTAURANT FOR SALE



**BUSINESS OPPORTUNITY AREA**

MOSL

### **ENCHANTING HOTEL-RESTAURANT IN A PRIVILEGED GEOGRAPHICAL LOCATION:**

- A PRESTIGIOUS INSTITUTION WITH A LONG-STANDING REPUTATION
- ON THE DOORSTEP OF GERMANY
- RIGHT NEXT TO A SHOPPING CENTRE, A MAJOR INDUSTRIAL ESTATE AND THE A4 MOTORWAY

- > 3-star hotel-restaurant affiliated to the Logis Hôtels brand.
- > Land surface area: 7 ares.
- > Floor surface area: 838 m<sup>2</sup>.
- > Sale of the premises and the business (IV drinks licence) due to the retirement of the current operators.
- > 8 enchanting fully-equipped rooms renovated in 2011.
- > 1 staff apartment of 188 m<sup>2</sup>.
- > 7 parking spaces at the rear of the establishment.
- > Revenues in 2023: €737,000.

**SALE PRICE: ON APPLICATION.**

### **POSSIBILITIES:**

- > The hotel could be extended into the adjoining house, comprising 3 apartments, a basement and a garden (230 m<sup>2</sup>).

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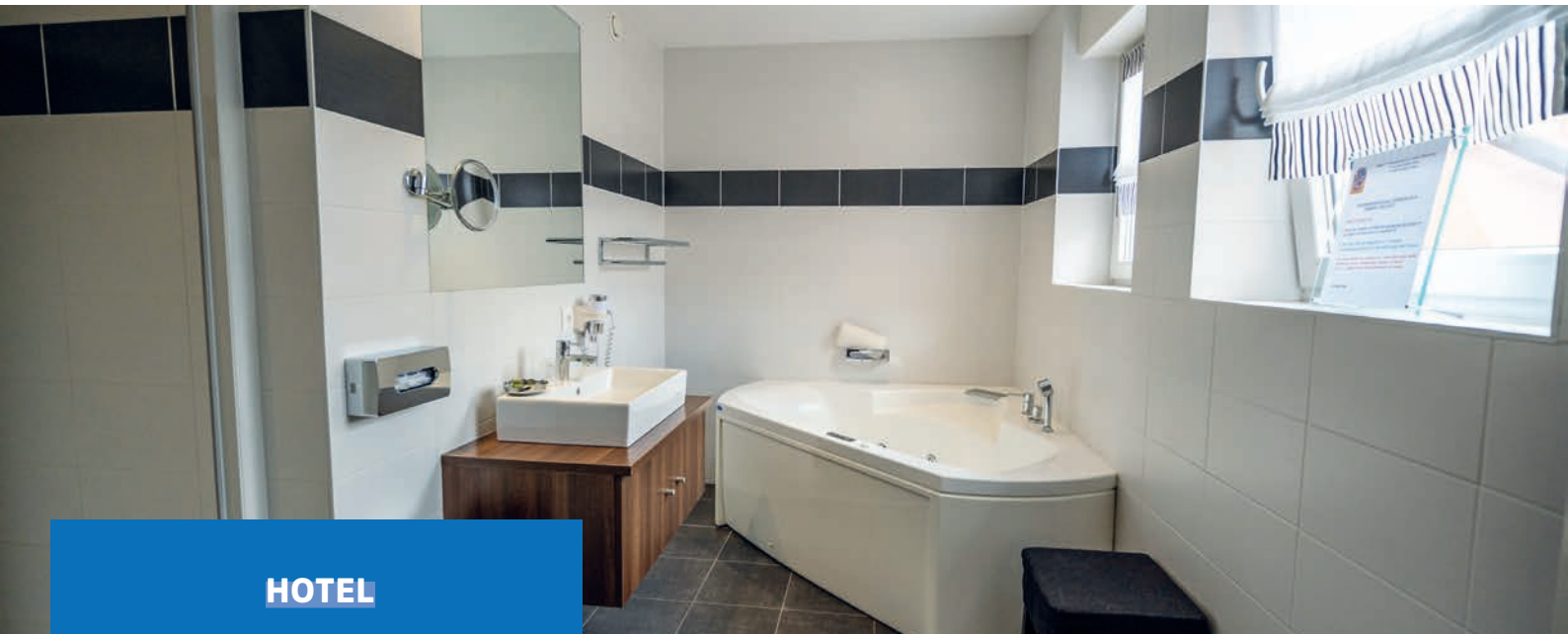
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## RESTAURANT

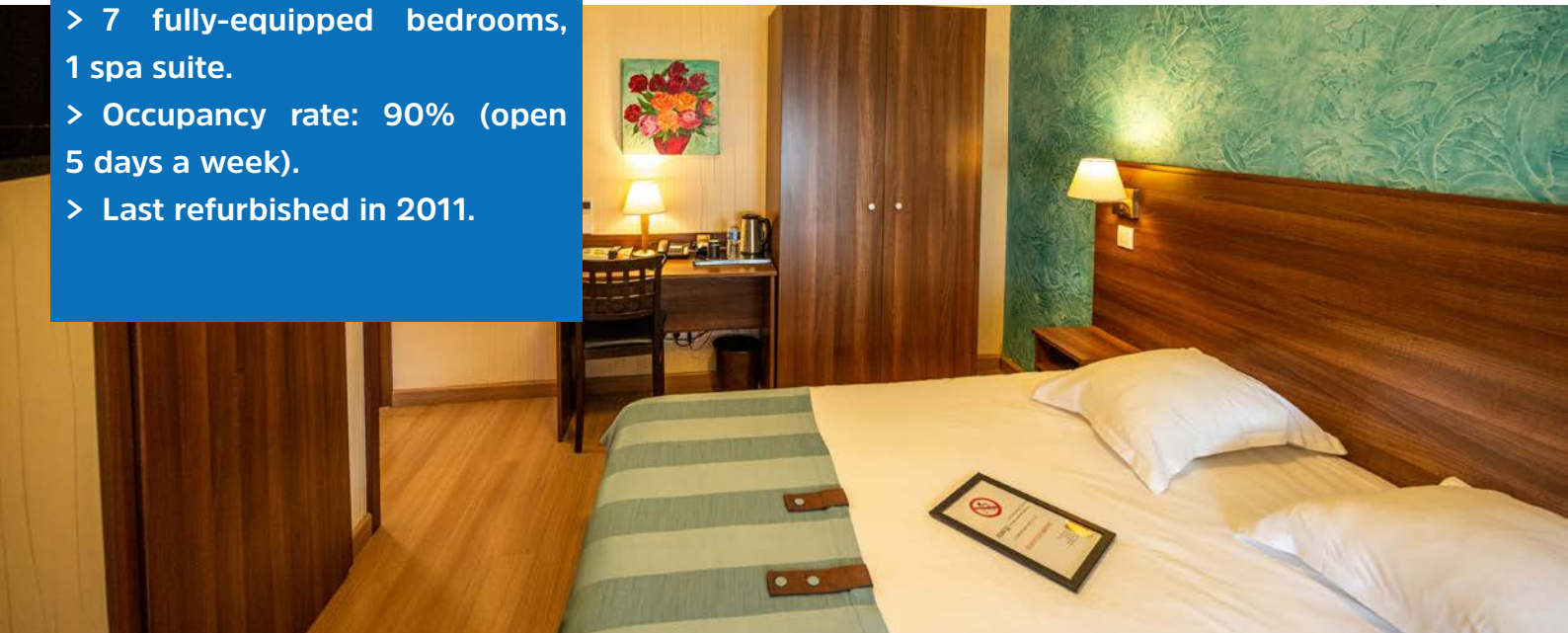
- > Traditional local cuisine with the MOSL Quality label.
- > Surface area: 400 m<sup>2</sup>.
- > 3 large function rooms.
- > Reception capacity: 150 place settings.
- > 2023 winner of "Mes restos préférés en Moselle" (My Favourite Restaurants in Moselle) award in the Auberges category.
- > Last refurbished in 2019.





### HOTEL

- > Surface area: 240 m<sup>2</sup>.
- > 7 fully-equipped bedrooms, 1 spa suite.
- > Occupancy rate: 90% (open 5 days a week).
- > Last refurbished in 2011.



# INVEST IN FARÉBERSVILLER

## PRESENTATION OF THE REGION

- > With a population of 5,300, Farébersviller is a former mining town located in the east of the Moselle department, close to the German border and the A4 motorway linking Paris and Strasbourg.
- > Founded over 20 years ago, this family-run establishment is a long-standing institution that enjoys an excellent reputation among locals and tourists alike. The restaurant is renowned for its traditional, high-quality Alsatian and Lorraine cuisine, using fresh, predominantly local produce. The restaurant has been awarded the MOSL Quality label and in 2023, it won the "Mes restos préférés en Moselle" (My Favourite Restaurants in Moselle) award in the Auberges category. The hotel-restaurant also benefits from a privileged geographical location, along the motorway axis linking the border countries to the south of France (Benelux, Germany).

## TOURIST INFORMATION

- > The hotels in and around Farébersviller are mainly geared towards business customers, and this is set to intensify with the development of an industrial megazone in the district. Within a 30 km radius of Farébersviller on the French side, the hotel capacity is 2,225 guest beds (37% 3\* hotels and 18% 4\* hotels). 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).
- > Located in the immediate vicinity are the former quarry Carrière du Barrois, Hombourg-Haut (a commune awarded the 'Petite Cité de caractère' label), the reservoirs along the Maginot Line and their ornithological observatories, the Wendel Miners Museum (45,000 visitors), the Sarreguemines pottery manufactory (31,700 visitors), the European Archaeological Park of Bliesbruck-Rheinheim (16,500 visitors), as well as many other local sites that make the Freyming-Merlebach area a green, cultural and historical destination.



"MOSL Parc Est" business park



Sarreguemines Pottery Manufactory



Hombourg-Haut



Carrière du Barrois former quarry