

# INVEST IN AMNEVILLE, THE CITY OF LEISURE

> CONGRESS CENTRE  
FOR RENT / SALE



**BUSINESS  
OPPORTUNITY  
AREA**

MOSL

**IN THE HEART OF THE 400-HECTARE  
TOURIST AND LEISURE HUB:**

**70 ACTIVITIES, 8TH LARGEST SPA TOWN  
IN FRANCE, NUMBER 1 CASINO IN FRANCE  
FOR THE NUMBER OF VISITORS AND THE  
SIZE OF THE GAMING AREA, THE ONLY  
INDOOR SKI SLOPE IN FRANCE, 1,300  
GUEST BEDS FOR TOURISTS, MORE THAN  
30 RESTAURANTS, 4,000 FREE PARKING  
SPACES**

discover the city of leisure: [amneville.com](http://amneville.com)

**FINANCIAL TERMS AND CONDITIONS:  
ON APPLICATION**

**PROPERTY COMPLEX WITH EXCELLENT  
DEVELOPMENT POTENTIAL:**

- > Rue de l'Europe - Amnéville, land register section 9 n° 65, 160 (part) and 223 (part), place called "Bois de Clouange".
- > surface area: 20.60 ares.
- > currently used as an auditorium and meeting room, classified as a second-category (701 to 1,500 persons) type L (Audition, conference, meeting, performance or multi-purpose rooms) public assembly building (ERP).
- > comprising:
  - on the ground floor (can accommodate 557 people): reception room, bar area with 3 refrigerators, cloakroom, toilets, catering area with oven, refrigerator, freezer and commercial dishwasher.
  - first floor (can accommodate 571 people): 1st conference room (118 seats), 2nd conference room (434 seats), bar area, washroom facilities.
  - outside: access for services and emergency exits and space to park vehicles at the rear of the building as well as a terrace that can be arranged at the front of the building.
- > improvements required.

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DESTINATION  
AMNEVILLE  
LA CITE DES LOISIRS



VILLE DE  
ROMBAS



RIVES DE  
MOSELLE  
COMMUNAUTÉ DE COMMUNES

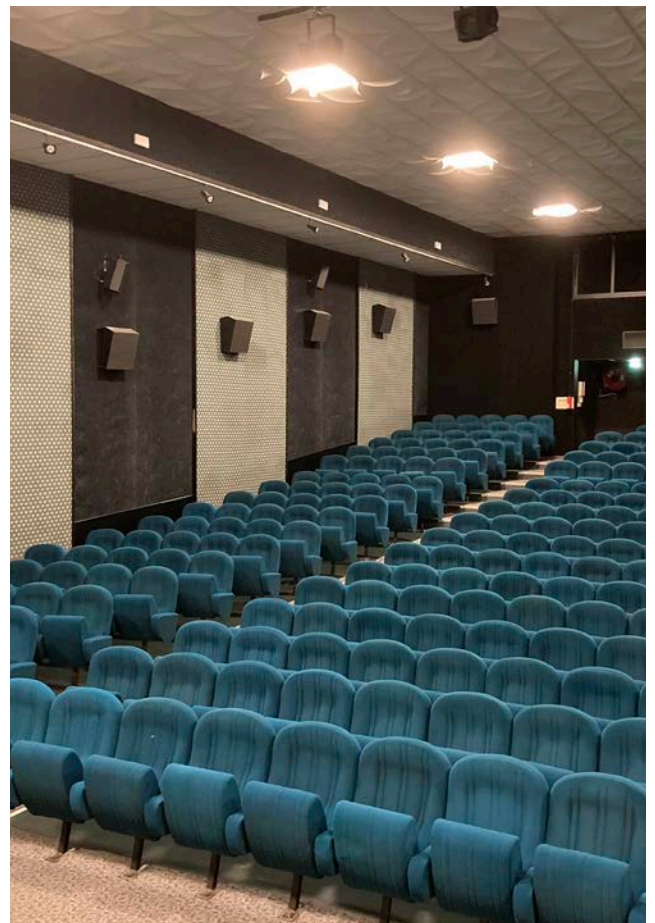






## ACCESS

- > Major road running alongside the Moselle and the A31 motorway.
- > Closest railway station 3 km away in Gandrange-Amnéville.
- > The Metz and Thionville High-Speed Train stations place Amnéville 100 minutes away from Paris; a road journey is required to access them. It is possible to go directly to Paris-Charles de Gaulle international airport on the Lorraine High-Speed Train.
- > Amnéville is also 45 minutes away from Lorraine Airport and Luxembourg Airport.
- > The Tim 77 bus line links the City of Leisure to Metz in 50 minutes, 5 times a day.





ENVIE DE **NATURE**, DE **DÉTENTE**,  
DE **DIVERTISSEMENT** ?



**AMNÉVILLE**  
LA CITÉ DES LOISIRS

*Le bien-être est dans sa nature*  
**WWW.AMNEVILLE.COM**