

# KNUTANGE > HOTEL-RESTAURANT FOR SALE



**BUSINESS  
OPPORTUNITY  
AREA**

MOSL

## **STRATEGIC LOCATION RIGHT IN THE HEART OF THE CITY:**

- **FORMER MANSION.**
- **A GENUINE FAMILY INSTITUTION.**
- **OUTSTANDING INTERNATIONAL REPUTATION.**
- **NEAR THE LUXEMBOURG AND BELGIAN BORDERS.**

- > 3-star hotel-restaurant with a total surface area of 1,700m<sup>2</sup>.
- > Surface area of the grounds: 2,200 m<sup>2</sup>.
- > Sale of the premises and the business (IV drinks licence) due to the retirement of the current operators.
- > 30 fully-equipped rooms with lift.
- > 2 staff residences (> 100 m<sup>2</sup>).

## **POSSIBILITIES:**

The establishment could be completely renovated to raise its standard to 4 stars.

## **SALE PRICE:**

**On application.**

MOSELLE ATTRACTIVITÉ

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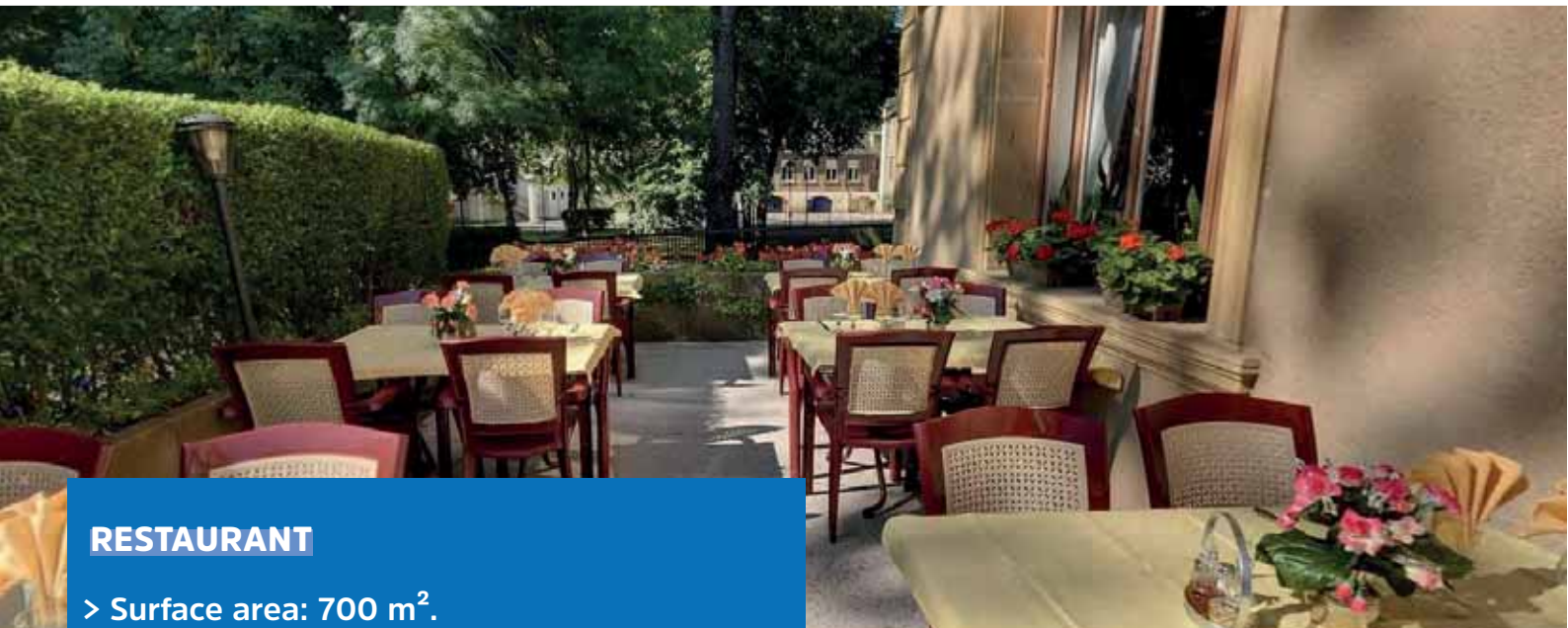




## HOTEL

- > Surface area: 1,000 m<sup>2</sup>.
- > 30 rooms spread over two floors (shower or bath, WC, hair-dryer, TV, WiFi).
- > 7 air-conditioned rooms.
- > 1 lift.
- > Large car park with 50 spaces.





## RESTAURANT

- > Surface area: 700 m<sup>2</sup>.
- > 4 dining rooms.
- > Capacity for 240 guests.
- > 1 terrace for 24 people.





# INVEST IN KNUTANGE

U4 blast furnace and "Jardins des Traces" gardens

## PRESENTATION OF THE REGION

- > Knutange is located in the Fensch valley, in a catchment area with a population of 70,000 inhabitants. It is strategically located, just off the exit of the A30 motorway linking Metz to the Belgian and Luxembourg borders.
- > The Fensch valley, a former mining and steel-making area, is a place where rural life and industry go hand in hand. It is also home to the U4, which is the only blast furnace listed as an historic monument in France, as well as the Iron Mines Ecomuseum in Neufchef. However, the Fensch Valley remains a rural area, with almost 110 km of hiking trails and the V50 Voie Bleue cycle route linking the Val de Fensch to Luxembourg and Metz.

## TOURIST INFORMATION

- > There is a wide range of accommodation available in the Knutange area, concentrated mainly along the Thionville-Amnéville axis, with plenty of capacity. Most of the capacity is in hotels, with 4,853 beds spread throughout 39 establishments, although there is a modest number of classified hotels (one 4-star hotel and nine 3-star hotels). The range is completed by outdoor accommodation, with 2,484 beds spread across 8 sites. In addition, there are 616 beds available in 152 self-catering holiday homes, as well as bed and breakfast accommodation and collective tourist accommodation, providing an effective solution to cater for the needs of all visitors. In 2023, hotel occupancy in Moselle was 59.2%, with an average length of stay of 1.5 days (including 23% foreign overnight stays).
- > Located in the immediate vicinity, the U4 Blast Furnace Park and the "Jardin des Traces" gardens (35,000 visitors), the Iron Mines Ecomuseum in Neufchef/Aumetz (12,107 visitors), the "Amnéville Moselle Cité des Loisirs" Leisure Centre (3 million visitors), the "Gros Ouvrage Maginot du Hackenberg" fortification and its little train (33,000 visitors), as well as many other local sites, all make the Val de Fensch an attractive industrial, historical and leisure destination.



Amnéville Zoo



La Voie Bleue



Neufchef Iron Mines Museum