

INVEST IN GETTING

> RESTAURANT



**BUSINESS
OPPORTUNITY
AREA**

MOSL

**AN AMAZING ADDRESS
IN ROHRBACH-LES-BITCHE,
THE LORRAINE REGION
AND GERMANY**

**MULTIPLE TOURIST SITES NEARBY:
THE SIMSERHOF IN SIERSTHAL,
THE FORT CASSO ON THE
MAGINOT LINE IN ROHRBACH-
LES-BITCHE, THE BITCHE
CITADEL, THE GLASSWORKS OF
MEISENTHAL AND SAINT-LOUIS,
THE ESCHWILLER MILL ETC.**

- > Restaurant located 9 km from Rohrbach-les-Bitche, 20 km from Sarreguemines, 22 km from Bitche, 40 km from Saarbrücken, 87 km from Metz and 95 km from Strasbourg.
- > A character building with beautiful and spacious rooms on a plot of 48 ares (garden adorned with trees and plants).
- > Local and cross-border customers.
- > High existing potential and a multitude of options for development: hosting seminars, training courses, hotel, bed and breakfast, receptions, weddings, etc.

SALE PRICE:

€570,000 EUROS, INCLUDING AGENCY FEES



DESCRIPTION

Ground floor: premium space of 540 m² featuring vast and noble dining rooms (5), 160/ 200 place settings, a professional kitchen, a wine cellar, a storeroom, a lounge and a private kitchen as well as a bar with room.

Upper floors:

- on the first floor, the 251 m² area comprises a

kitchen, 7 bedrooms, 4 bathrooms and two toilets.

- second floor of 134 m² with 6 bedrooms, a bathroom, a shower room and toilet and 4 attic spaces.

Grounds with room to park several vehicles and space to accommodate two outbuildings.

Two attractive terraces on either side of the café.

