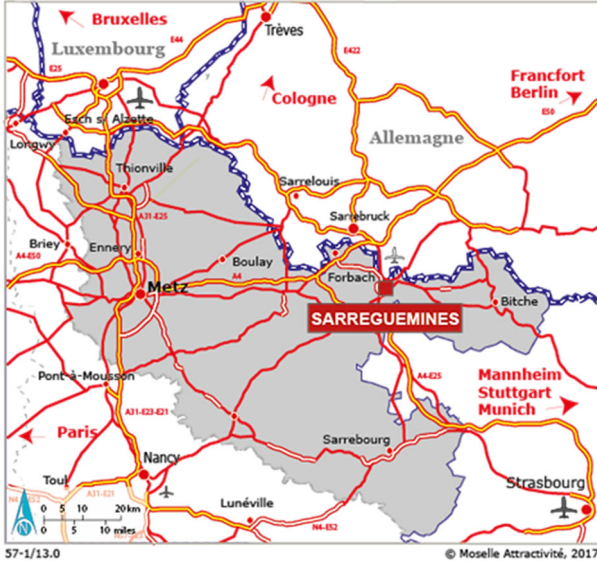


## SARREGUEMINES

**HOTEL UNION:**  
28 Rue Geiger. 57200 Sarreguemines  
<https://www.hotel-union-sarreguemines.fr>  
**FOR SALE**



### AREA

Total size of premises: approx. 1,500 m<sup>2</sup>

### LOCATION

The faience manufacturing town of Sarreguemines situated in the East Moselle, 80 km from Metz, 90 km from Nancy, 100 km from Strasbourg, 18 km from Saarbrücken and 20 min from Saarbrücken airport and 4 minutes on foot from the German border.

Tourist activity: Saarland Therme spa 4 km away, Sailing Centre, botanical garden, Sarreguemines faience factory and walks and cycle paths along the Saar Canal.

### DESCRIPTION

Commercial property comprising:

- a 2-star hotel with 28 bedrooms,
- a restaurant with 80-cover capacity (currently closed)
- a 200 m<sup>2</sup> terrace on the garden side,
- a 400 m<sup>2</sup> garden with development potential,
- 10 furnished studios,
- 10 car parking spaces,
- 14 existing garages for a building plot of 1,300 m<sup>2</sup>.

All bedrooms have private bathrooms with bath, as well as Wi-Fi, Internet, satellite, cable channels and 7 rooms are air-conditioned.



The hotel restaurant is a five-minute walk from the town centre, close to the CPAM, CAF, medical services and IUT.

### BENEFITS OF THE SITE

Great development potential, large site close to the German border.  
Member of the Logis chain for greater visibility.

### CLIENTELE

Business clients during the week and tourist clients at weekends and in the summer/winter season.  
A quarter of the clients are from abroad, particularly cyclists or bikers.  
Germans, Dutch, Norwegians.  
Average occupation 45% over the year (before Covid).  
For the studios: business clientele.

### FINANCIAL TERMS AND CONDITIONS

Sale of the business and premises: please contact us.

### DEVELOPMENT PROSPECTS

Modernise the hotel and offer additional services such as a relaxation space.  
Re-open the restaurant which represents real added value.  
Develop the tourist clientele.