

DABO LA HOUBE

> RESIDENCE WITH EXCELLENT TOURIST POTENTIAL



**BUSINESS
OPPORTUNITY
AREA**

MOSL

TOP-QUALITY SURROUNDINGS AND AN EXCEPTIONAL LOCATION:

- **MAGNIFICENT VIEW OF THE VOSGES MOUNTAIN RANGE,**
- **IN THE HEART OF A PEACEFUL VILLAGE SET OPPOSITE THE "ROCHER DE DABO" ROCK.**
- **CLOSE TO HIKING TRAILS AND MOUNTAIN BIKE TRAILS.**
- **AREA WITH EXCELLENT TOURIST POTENTIAL.**

The Résidence La Hoube features 24 new one-room apartments with a floor area of 34 m², which can be fully converted into high-capacity tourist accommodation (hotel, group gîte, tourist residence):

- > spacious, bright and functional: separate bedroom, kitchenette, shower room and lounge/kitchen with access to private terrace and small garden,
- > fully equipped for people with reduced mobility,
- > communal areas flooded with light through large bay windows, **fully modular**: laundry room, dining room, two lounges, large outdoor terrace and communal, fully-equipped kitchen (100 place settings), **suitable for creating a wellness and catering area**,
- > car park at the front of the establishment.

SALE PRICE: €2,650,000 INCL. VAT

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AN ESTABLISHMENT IN THE HEART OF NATURE AND SUITABLE FOR EVERYONE

- > nestled in a green setting, with views overlooking the forest, it blends harmoniously into its surroundings, notably thanks to the natural lighting afforded by the large bay windows.
- > surrounded by a network of 400 km of hiking trails and 150 km of mountain bike trails, the establishment is the perfect place for nature sports enthusiasts to recharge their batteries.
- > the building can be fully converted and is ideally suited to hosting a group/stopover gîte, a tourist residence, furnished accommodation for couples and families, a wellness area and restaurant, or even a base for outdoor activities (mountain biking, trail running, hiking, climbing, etc.).
- > it is built on one level for improved accessibility.



YOUR RESIDENCE

> 6 RUE BELLE VUE - DABO LA HOUBE



➤ **24 FULLY MODULAR ONE-ROOM APARTMENTS (34 M²)**

➤ **PLEASANT COMMUNAL AREAS**

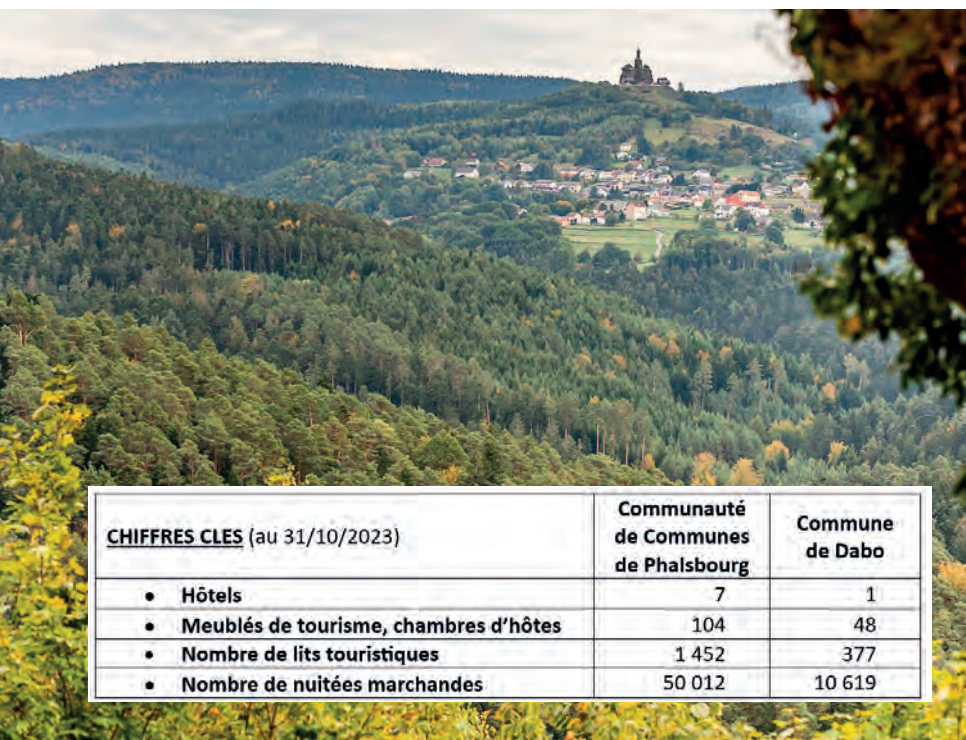
➤ **STAGE ON THE GR53-GR5® - TRAVERSÉE DU MASSIF DES VOSGES
(LONG-DISTANCE HIKING TRAIL THROUGH THE VOSGES MOUNTAINS)**

➤ **IN PERFECT HARMONY WITH NATURE, IN ALONG-ESTABLISHED AND
PRIME REGIONAL TOURIST SPOT**



INVEST IN DABO

- > A forested highland commune with 2,500 inhabitants spread throughout 4 villages: Dabo, Hellert, La Hoube and Schaeferhof.
- > Located on the territory of the Communauté de Communes du Pays de Phalsbourg, at the south-east edge of the department of Moselle, in a sector classified as a Biosphere Reserve by UNESCO in 2021.
- > The commune extends over the foothills of the Vosges Mountains, covering 4,800 hectares, including 4,000 hectares of national forest.
- > The emblematic Rocher de Dabo (approx. 30,000 visitors every year) and the chapel that crowns it, offers a 360° panoramic view that is regarded as one of the most beautiful in the Vosges mountains.
- > Boasting around 400 km of hiking trails and 150 km of mountain bike trails, as well as several natural rock-climbing sites, the Pays de Phalsbourg is the perfect destination for holidays in the great outdoors.
- > The GR53-GR5® long-distance hiking trail (Traversée du Massif des Vosges) passes through the centre of La Hoube, which means that there is a potential for more and more French and foreign (German, Dutch, Swiss, Belgian) itinerant hikers.
- > With a small hotel and 48 furnished tourist accommodation establishments and guest rooms, Dabo has a shortage of group gîtes, despite there being a strong demand for them. There is also a lack of facilities for mountain bikers (only one gîte in Dabo has the "Accueil vélo" (Cyclists welcome) label, and there are no outdoor activity centres, and in particular no mountain bike centres).
- > Located very close by: the Saint-Louis Arzwiller inclined plane (approx. 68,000 visitors every year), the Vallée des Eclusiers, Lutzelbourg and its medieval castle, Center Parcs Les Trois Forêts holiday park, the Vauban city of Phalsbourg, Saverne and the châteaux of Alsace, the Alsace wine route and a host of other nearby sites, making the Pays de Phalsbourg a popular holiday destination for families.



CHIFFRES CLES (au 31/10/2023)	Communauté de Communes de Phalsbourg	Commune de Dabo
• Hôtels	7	1
• Meublés de tourisme, chambres d'hôtes	104	48
• Nombre de lits touristiques	1 452	377
• Nombre de nuitées marchandes	50 012	10 619