



### MAIN BUSINESSES IN THE SECTOR

RAISON SOCIALE	LOCALITE	ACTIVITE	EFFECTIF
LA POSTE	Rohrbach-lès-Bitche	Mail sorting centre	50
JUNG LEON	Rohrbach-lès-Bitche	Construction and public works	30
SUPER U	Rohrbach-lès-Bitche	Shopping centre	30
ROYER STAUB	Petit-Réderching	Coach operator	25

## TECHNICAL DATA

### Location

Located between Petit-Réderching and Rohrbach-lès-Bitche beside the RN62, equidistant from Sarreguemines, Bitche and the German border.

### Area

Total area 43 ha (106 acres)

### Sale price

3.5 EUR incl. tax/m<sup>2</sup>

### Developed property tax

1.43%

(additional intermunicipal rate applies)

### Relief

Exceptional view for the plots uphill from the road. Plots sold levelled with stumps grubbed out.

### Environment

Living environment preserved and imbued with rurality, while benefiting from all the advantages of proximity to large towns with high commercial potential. Many leisure facilities (playgrounds, parks, golf course (15 km), equestrian centres, swimming pool, etc.) and heritage sites (Fort Casso and Simserhof (Maginot line)).

### Ground composition

Limestone.

## LINKS

### Road

Rohrbach-lès-Bitche is 20 km from the nearest motorway access (Sarreguemines) and less than 30 minutes from the Sarre-Union junction (Bas-Rhin department). The RN62 which passes through Rohrbach puts Strasbourg just over an hour away.

### Distances (km)

Saarbrücken	35	Luxembourg	150
Strasbourg	90	Frankfurt	200
Metz	100	Brussels	360
Nancy	110	Paris	400
Karlsruhe	120	Lyon	550

### Air

Zweibrücken airport	at	25 km
Saarbrücken-Ensheim airport	at	35 km
Strasbourg-Entzheim International Airport	at	90 km
Metz-Nancy-Lorraine airport	at	110 km
Frankfurt-Hahn airport (low-cost)	at	150 km
European links + international freight		
Frankfurt International Airport	at	200 km
Sarreguemines aerodrome (800 m grass runway)	at	20 km
Sarre-Union aerodrome (Bas-Rhin department)	at	15 km

## IMPROVEMENTS AND UTILITIES

### Roads

Access from the RD662. On-site service road width 7 m.

### Electricity supply

20 kV underground system.

There is an HVA/LV public-distribution transformer substation in the park.

The substation supplies an underground low-voltage system serving the park.

### Gas supply

Medium-pressure gas supply.

### Water supply

Potable water distribution system: pipe diameter 160 mm, average pressure 5 bar.

### Drainage and sewage disposal

Separate sewer systems.

Wastewater and domestic water: pipe diameters 200 mm and 600 mm.

Runoff water: pipe diameter 800 mm.

### Telecommunications

Telephone and fax network.

Superfast broadband network.

Cable TV network (optical fibre and coaxial cable), local TV channel.

Mobile telephone network: coverage by the three national operators.

Connection available to the Moselle department broadband network (RHD 57).

## SOCIOCULTURAL AND LEISURE FACILITIES

### Leisure

The sector of the Communauté de Communes de Rohrbach-lès-Bitche is on the boundary of the Parc Naturel Régional des Vosges du Nord (northern Vosges regional nature park). Its preserved environment makes it very attractive, with various tourist accommodation (hostels, bed & breakfast, etc.). The living environment is enhanced by the many restaurants in the sector. The proximity of top-class restaurants (including the Michelin-starred L'Arnsbourg) enables everyone to find what they are looking for in terms of dining.

Rohrbach is at the centre of two clusters, one for tourism (Bitche), the other economic (Sarreguemines). Its inhabitants consequently have at their disposal within 15 minutes all the facilities for sport (golf course, equestrian centres, swimming pools, sports halls, indoor tennis courts, etc.), culture (multi-purpose hall capable of accommodating more than 800 persons, media libraries, two major Maginot line fortifications, the famous citadel in Bitche, the Centre International d'Art Verrier, and many museums) and open-air activities (Accrobranches forest adventure park, leisure areas for children, lakes, etc.).

### Health-Social

Rohrbach is near several hospitals, including Sarreguemines hospital which has all the services necessary for management of a wide range of pathologies and a maternity department.

Rohrbach also has a home for elderly and dependent persons and an Alzheimer unit.

Several general practitioners, dentists, radiologists and veterinary surgeons are based in the town.

For young people, the Association Loisirs et Jeunesse organises many outings, BAFA monitor certificate training courses, day camps, theatre courses, etc.

### Education

1 state middle school

Less than 15 minutes away, several middle schools and general and vocational high schools. A university teacher training centre, a logistics IUT (university technology institute), various BTS higher technician courses, a branch of Metz University law faculty.

Less than 40 min away, the university of Saarbrücken, Germany.