



EUROPEAN YACHTING NETWORK

Design Houseboat / Loft Kempenaar (1964)

Property: 43.704.2424



EYN Price: **€ 825.000**

Length: 55,00 m; Width: 7,23 m; Draft: 2,30 m; Headroom: 0,00 m; Engine brand: Kromhout 8-F-240; Total engine power: 540 hp; Engine hours: Unknown; Trade: Negotiable ;

FOR SALE: A DREAM Fancy living on the water, in a ready-to-go, luxury loft-style houseboat with a swimming pool and/or B&B decorated, furnished, padded and ready for exploitation. //4 CABINS The four cabins exude luxury and comfort with their king-size beds (complete with hydraulic and electrically adjustable slatted bases), desk and flat-screen TV. The luxury bathrooms pamper the guests with a rain shower system, and even a light-therapy shower. The saloon is an ideal location for a fabulous breakfast in atmospheric surroundings. In short: a well-maintained and well-known B&B that has already built up its reputation and is ready to move into. The stuff of dreams for any accommodation provider. //SWIMMING POOL The swimming pool forms the perfect buffer between the loft and the B&B. Here you can literally swim 'on' the water all year round. Proper swimming, treading water, simply bathing or improving your fitness: you can do it all in this pool with its counter-current system. The soft walls completely embrace you. In good weather, the entire roof opens so you can enjoy an impressive open-air experience. Settle back in the deckchairs on the hard-wood terrace for a snooze. Come rain or shine, on this houseboat every day feels like a holiday. //THE LOFT Light, peace and luxury: the industrial load space can rival any loft. Top architect Simoni has put his stamp on the streamlined interior. Built-in skylights, ship's windows and



EUROPEAN YACHTING NETWORK

portholes pull in light. The galley design is functional, fitted out with ATAG appliances, a wine fridge and an island unit. The table is large and sociable. The saloon boasts a Minotti lounge, a wall unit in gold leaf and an LCD TV.

Two cabins, an office, cloakroom and linen room are comfortably furnished in the same shades and with natural materials. //THE BOAT Type of vessel: Wide-beam Kempenaar Dimensions: 55.00 m x 7.23 m Floor area 398 m² + approx. 100 m² of reinforced deck terracing. Interior: 2007 Original boat: 1964 Main engine: KROMHOUT 540 HP in excellent condition // TECHNICAL STUFF Air conditioning: Daikin Airco Heating: fan coil units on Viessmann fuel oil boiler Waste water Lutra biological water treatment Water pressure booster: Grundfoss Fuel tank capacity: 2 x 5 000 L, 1 x 1 000 L, 1 x 500 L Water tank capacity: 1 x 10 000 L Safety: Fire alarm - Ship's alarm - Burglar alarm (via mobile phone) Swimming pool: UV filtering, copper ionisation, BaduJet Supersport jet stream, electric roller cover, CDH dehumidifier/heating, Blommaert hatch crane for opening the roof, ipe terrace, Hansa designer shower, 2 aluminium designer recliners, swimming pool approx. 27 m³ Electrical installation: shore power 220-380 volt, ship's power 24 volt, Lister 30 kVa generator, automatic switchover.



EUROPEAN YACHTING NETWORK

The yacht

Brand	Design Houseboat / Loft
Type	Kempenaar
Boat type	Houseboat
Registration number	EN02315702
BTW/VAT	Except
Year of construction	1964
Berth	Limburg - België

Sizes & Weights

Length	55,00 m
Width	7,23 m
Draft	2,30 m

The engine

Engine brand	Kromhout 8-F-240
Total engine power	540 hp
Last service	03-01-2015
Fuel tank capacity	10.000 l



EUROPEAN YACHTING NETWORK

* POSSIBILITIES

Status	Super sale!
Berth	Transmissible
Trade	Negotiable
Suitable for habitation	Yes

ELECTRONICS

Voltage circuit	24V + 220V + 380V
Heating	Central heating
Options present	Airconditioner

INTERIOR LAYOUT

Berths	12
Bedrooms	6
Bathroom	5

NAVIGATION

Bow thruster	ja
---------------------	----

OTHER

Dinghy	Without motor Jeanneau
---------------	------------------------

SAFETY

Options present	Life jackets Smoke alarm Fire extinguisher(s)
------------------------	---

TECHNICAL DETAILS

Type of engine	Inboard
Technical condition below the waterline	Good condition
Material (hull)	Steel
Type of boat	sailing houseboat
Technical condition hull	Good condition



EUROPEAN YACHTING NETWORK

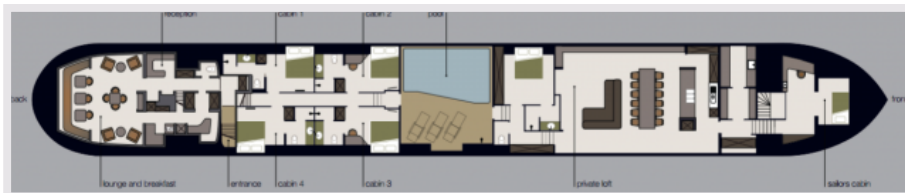
Technical condition deck	Good condition
Condition structure	Good condition

WET ROOM

Toilet	6
Shower	5
Bathrooms	5



EUROPEAN YACHTING NETWORK





EUROPEAN YACHTING NETWORK





EUROPEAN YACHTING NETWORK

