



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



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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 boilerWaste 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.



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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



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* 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
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OTHER

Dinghy	Without motor Jeanneau
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SAFETY

Options present	Life jackets Smoke alarm Fire extinguisher(s)
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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



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Technical condition deck	Good condition
Condition structure	Good condition

WET ROOM

Toilet	6
Shower	5
Bathrooms	5



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