



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 m<sup>2</sup> + approx. 100 m<sup>2</sup> 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 m<sup>3</sup> Electrical installation: shore power 220-380 volt, ship's power 24 volt, Lister 30 kVa generator, automatic switchover.



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### The yacht

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

### Sizes & Weights

<b>Length</b>	55,00 m
<b>Width</b>	7,23 m
<b>Draft</b>	2,30 m

### The engine

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



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#### \* POSSIBILITIES

<b>Status</b>	Super sale!
<b>Berth</b>	Transmissible
<b>Trade</b>	Negotiable
<b>Suitable for habitation</b>	Yes

#### ELECTRONICS

<b>Voltage circuit</b>	24V + 220V + 380V
<b>Heating</b>	Central heating
<b>Options present</b>	Airconditioner

#### INTERIOR LAYOUT

<b>Berths</b>	12
<b>Bedrooms</b>	6
<b>Bathroom</b>	5

#### NAVIGATION

<b>Bow thruster</b>	ja
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#### OTHER

<b>Dinghy</b>	Without motor Jeanneau
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#### SAFETY

<b>Options present</b>	Life jackets Smoke alarm Fire extinguisher(s)
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#### TECHNICAL DETAILS

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



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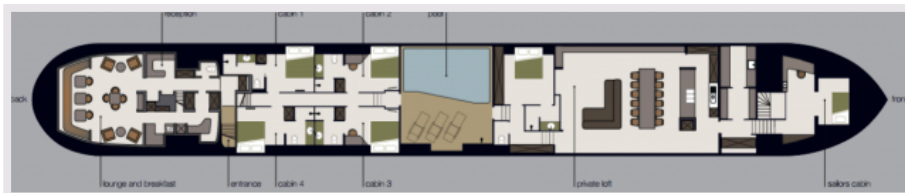
<b>Technical condition deck</b>	Good condition
<b>Condition structure</b>	Good condition

#### WET ROOM

<b>Toilet</b>	6
<b>Shower</b>	5
<b>Bathrooms</b>	5



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