

HOUSEBOAT WATERLOFT LUXEMOTOR BARGE

DE VALK
YACHT BROKERS

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BROKER'S COMMENTS

Realize your dream of living aboard and sailing inland waters. "Jolie" is a former Dutch barge which is converted in 2010 into a luxurious waterloft. She can be lived in at a mooring or completely off grid. The finish of the interior, with lots of natural light is impressive, thoughtfully designed and spacious. Enjoy your summer evenings by opening the folding doors at the stylish dining/kitchen area to enter the cozy outdoor patio with hot tub. In the wheelhouse a work spot with a magnificent 360° view. Please contact our office to arrange a personal viewing on board of this unique houseboat.

Harald Padberg

SPECIFICATIONS

Dimensions	34.00 x 6.60 x 1.40 (m)	**Builder**	Geleijns/Talsma/SRF Shipyards / Schelven
Built	1929	**Cabins**	5
Material	Steel	**Berths**	7
Engine(s)	1 x Cummins MT855N diesel	**Hp/Kw**	300.00 (hp), 220.50 (kw)
Asking price	sold (VAT)	**Lying**	elsewhere / Not at sales office

CONTACT

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DISCLAIMER

These particulars are given in good faith as supplied but cannot be guaranteed.

HOUSEBOAT WATERLOFT LUXEMOTOR BARGE

GENERAL

Model	HOUSEBOAT WATERLOFT LUXEMOTOR BARGE
Type	motor yacht
LOA (m)	34,00
Beam (m)	6,60
Draft (m)	1,40
Air draft (m)	4,80
Year built	1929
Launched	2010 after renovation and redesign
Builder	Geleijns/Talsma/SRF Shipyards / Schelven
Country	The Netherlands
Designer	Van Schelven
Displacement (t)	200
Ballast (tonnes)	50
CE norm	NA
Hull material	steel
Hull colour	black
Superstructure material	steel
Deck material	steel
Deck finish	non-skid paint
Superstructure deck finish	paint
Antifouling (year)	2017
Deckhatch	Skylight : 5 X
Portholes	16 X
Insulation	yes
Fuel tank (litre)	steel 5000 L.
Fuel tank 2 (litre)	steel 5000 L.
Level indicator (fuel tank)	yes
Fuel daytank (litre)	steel 500 L.
Freshwater tank (litre)	steel 4500 L.
Level indicator (freshwater)	yes

Blackwater tank (litre)	polyethylene 2000 L.
Wheel steering	electric
Inside helm position	Not only living aboard of Jolie is a joy, sailing her to your favorite spot at a lake or mooring is quit simple. You can steer her with a "joystick" and in the event this system fails, there is a back up emergency steering system. Mooring her in almost any direction is also fairly easy with the 360° diesel bow thruster.
Emergency tiller	yes
More info on hull	Jolie is certified with CVO (EU certificate for inland navigation). Valid until 2024. The hull thickness is measured in 2017. Survey report is of course available.
Extra info	concerning the water supply: 4500 liter fresh watertank in the engine room. Possible to connect direct to a shore connection and easy to fill from outside or inside (when connected to shore connection). Shore connection is possible at both sides of the vessel.

ACCOMMODATION

Cabins	5
Berths	7

Layout	“Every day feels like a holiday living aboard of houseboat Jolie”. She is offering her residents nothing less than approx. 170 sqm living space divided over 5 rooms throughout the ship. Stepping on board and entering the large kitchen via the folding doors, you will discover that this is the space to relax, eat, drink and enjoy, it's more than a Live-in Kitchen. Taking some steps down the stairs towards the bow you'll enter the large living area with a nice wood stove, lounge sofa, a beamer (with apple TV), a desk and some cabinets. Natural light is coming in from a large skylight and the watertight portholes. By the way, the view out through the portholes is spectacular. More towards the bow of Jolie you'll find the master bedroom with a lits-jumeaux bed, a bathroom with an extra toilet, a large bathtub and separate shower, the washing room and last but not least, a sauna. Walking back to the aft section there is first the wheelhouse with the helms position, a lounge couch, a nice worktop with 360° panoramic view and the wardrobe with the official main entrance door. Going down there are situated 2 bedrooms with a single bed, a guest room with double bed and a second bathroom, including a shower and toilet.
Floor	wood "Oak"
Saloon	50 m2 living space
Heating	central heating
Heating 2	floor heating
Galley	is not the rightful term for this area. Why not ... just have a closer look at the photos !!
Sink	yes
Cooker	induction
Oven	yes
Microwave	yes
Fridge	yes
Freezer	yes
Hot water system	yes
Water pressure system	yes
Dishwasher	yes
Hot water tap	the original Quooker
Owners cabin	Lits-Jumeaux bed

Wardrobe	hanging/drawers/shelves
Bathroom	en suite
Toilet	en suite
Wash basin	in the bathroom
Shower	en suite
Bath tub	en suite
Guest cabin 1	double bed Aft / achter / hinten
Wardrobe	yes
Guest cabin 2	single bed
Wardrobe	yes
Guest cabin 3	single bed
Wardrobe	yes
Extra info	at the back a shared bathroom including a shower and toilet.
Extra info	Heating system: the kitchen, living room and rooms at the front have underfloor heating and there are convector radiators in the aft cabins. The heating system is connected to a 800 liter buffer tank, 6 solar panels for water heating and a Ferolli Diesel heater 14kw. Also the 2 wood stoves are connected to the buffer tank. The wood stove in the living room is a Wodtke Zenon which is one of the best stoves available.
Extra info	Concerning sustainability. The requirement was to create as much sustainability as possible. That's why the level of insulation value was important. Rock wool with multi-layer insulation foil is applied through the entire vessel. Should welding repairs be required, no problem. From May to September the solar panels deliver enough power to heat the tank. Also all inside lighting is LED. The glass windows are HR++ glass. In the winter perspex secondary windows can be used for extra insulation and to reduce condensation.
Washing machine	yes
Dryer	yes
Sauna	en-suite near the owners cabin.

Extra info	Grey and black water system: the front bathroom and washing room are connected to a KSB Mini Compacta 60 liter. Central in the technical/equipment room under the kitchen a KSB .Mini Compacta 100 liter and a 2000 liter holding tank. The DAB Genius 130 Comfort is connected to the central toilet. Integrated in the holding tank is an extra backup pump. Standpipe in the technical/equipment room with the possibility to discharge grey/black water. Shore connection of the sewage system is possible at both sides of the vessel.

MACHINERY

No of engines	1
Make	Cummins
Type	MT855N
HP	300
kW	220.50
Fuel	diesel
Year installed	1995
Maximum speed (kn)	8
Cruising speed (kn)	7
Engine cooling system	freshwater heat exchanger
Gearbox	hydraulic Masson clutch NFB 4,05 : 1
Bowthruster	water jet 360° diesel
Propeller type	fixed
Electric bilge pump	yes
Electrical installation	Professional installed 3-phase system + 3 x Quattro 5000kVA converter (connected with the computer in the wheel house and a remote control). 800AH 24V traction battery (from 2010). It's possible to connect to shore power on both sides of the vessel.
Generator	ONAN 22kVA 220/380V (2005)
Start battery	2 x new in 2021
Service battery	800AH 24V traction battery from 2010
Battery monitor	yes
Shorepower	with cable

NAVIGATION

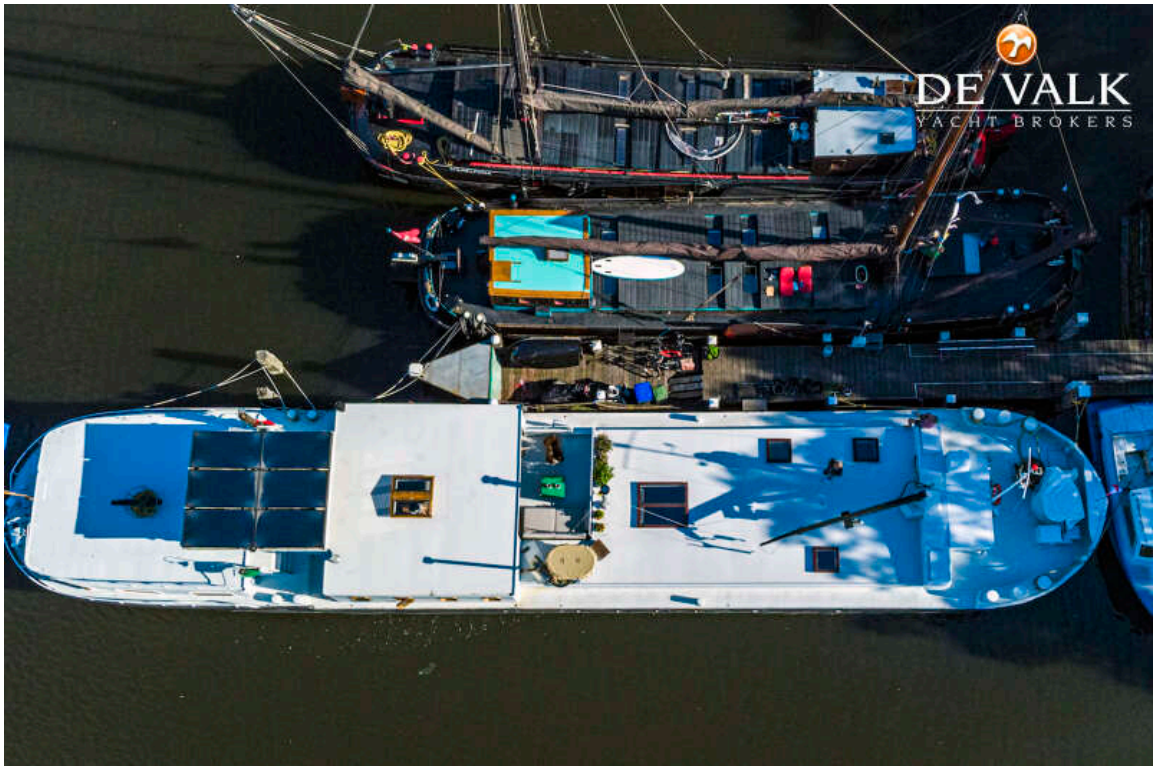
VHF	2 X
Autopilot	yes
Rudder angle indicator	yes
Personal computer	Desktop computer with navigation software and AIS
Electronic chart(s)	ECDIS (Electronic Chart Display Information System)
AIS transceiver	Class A
Navigation lights	yes
Loudhailer	needs to be checked.

EQUIPMENT

Sun awning	during sunny, warm days, stretch a shade cloth over the terrace in between the deck-crane and kitchen area.
Anchor	yes
Anchor chain	yes
Anchor 2	yes
Anchor chain	yes
Other ground tackle	rear anchor
Windlass	yes
Windlass aft	yes
Deck crane	hydraulic /electr. 1500 kg
Lifebuoy	yes
Fenders	yes
Mooring lines	yes
TV	= beamer + Apple TV
Fire extinguisher	yes
Extinguisher in engine room	yes
Extra info	** "Jolie" wil be sold without mooring **
Extra info	2nd anchor at bow needs to be checked.


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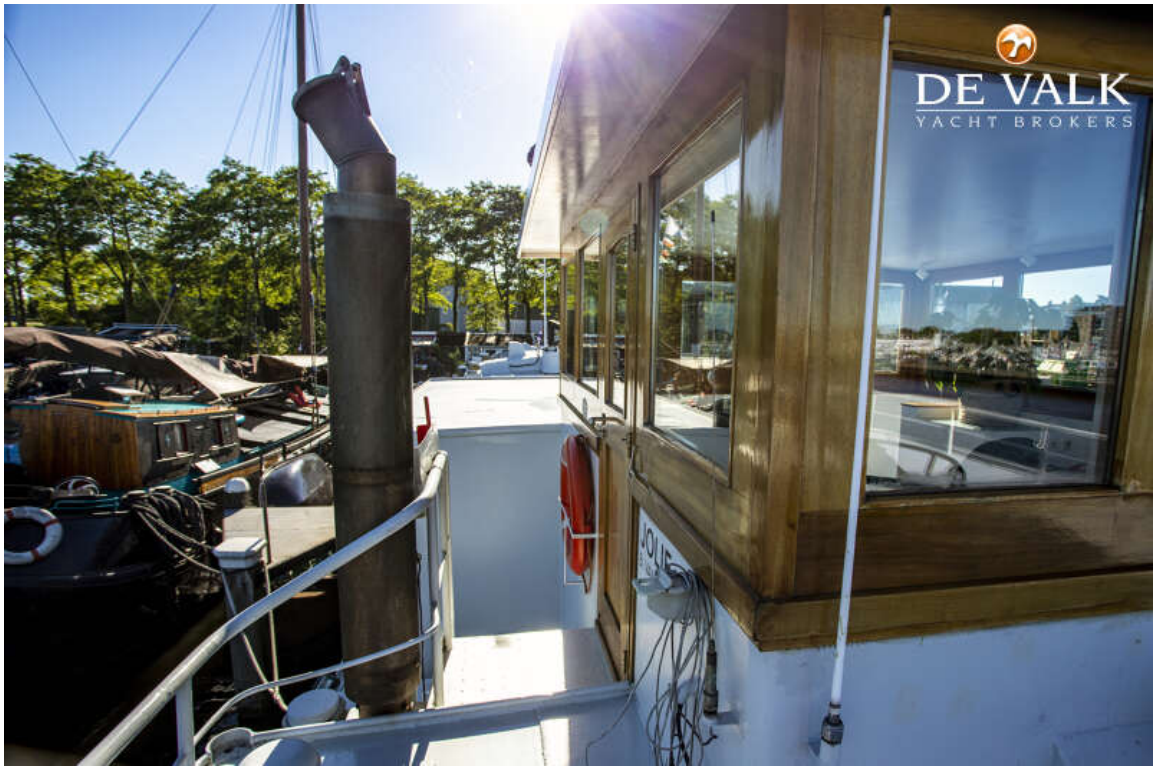

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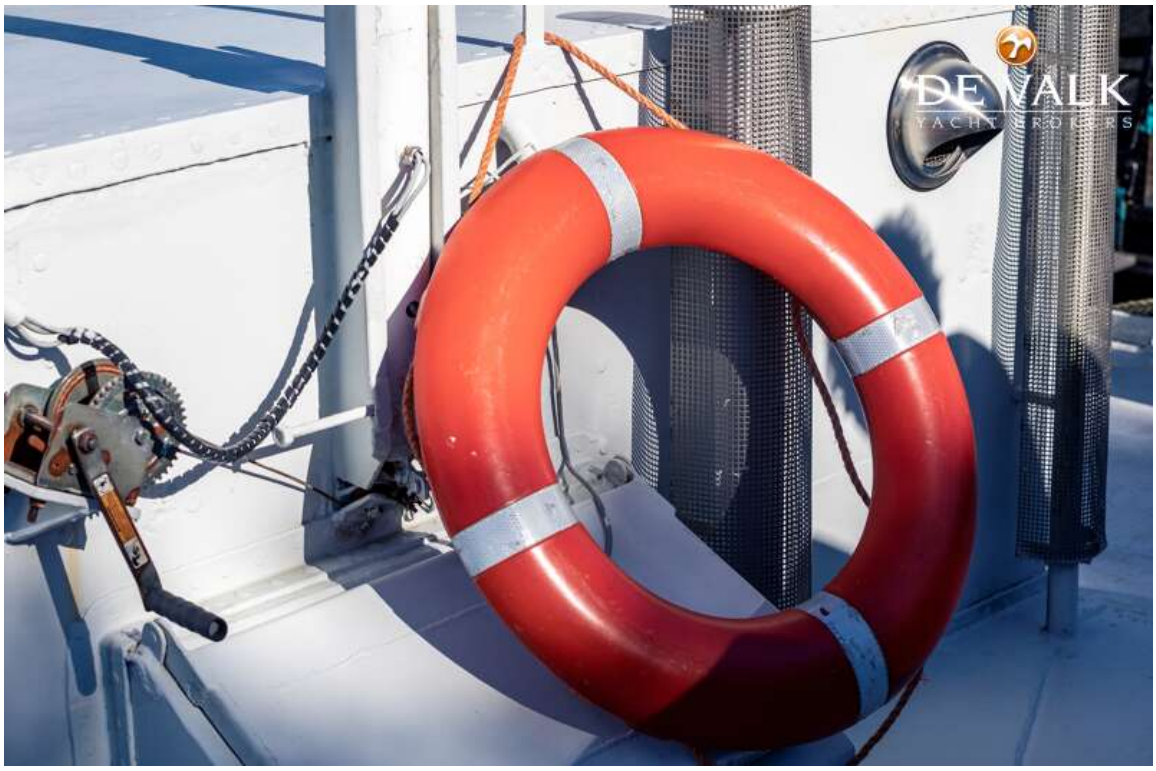

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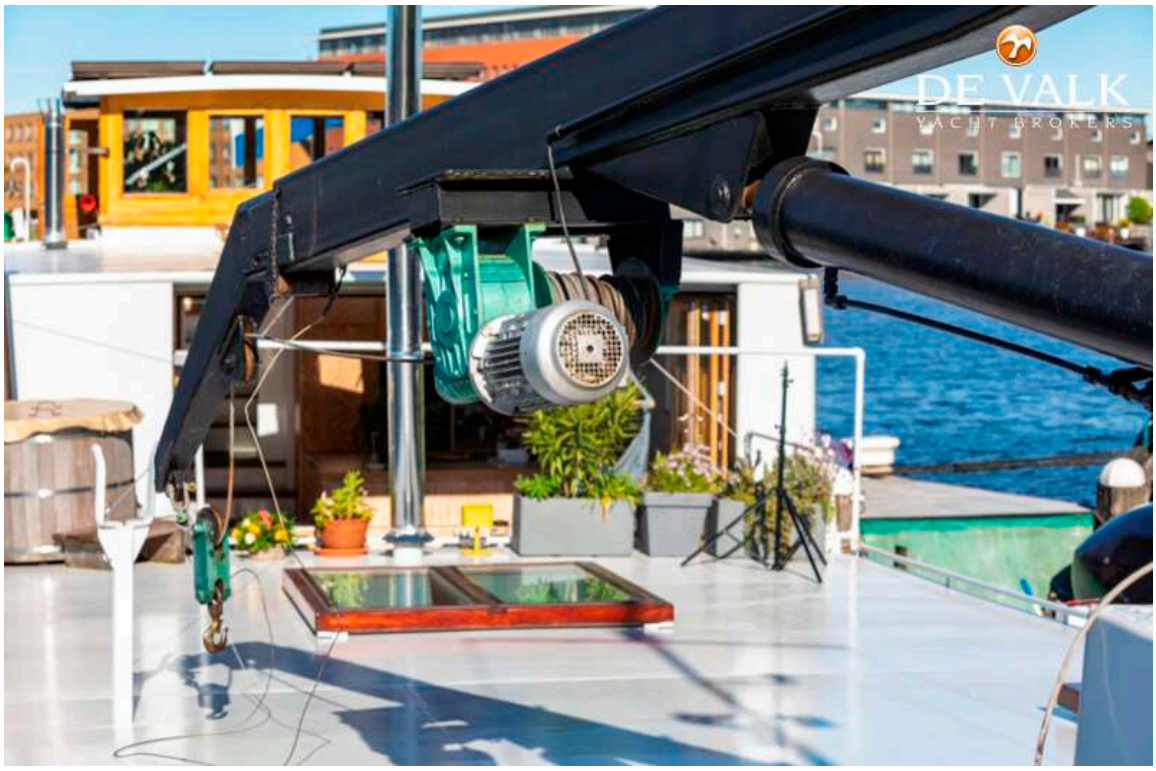

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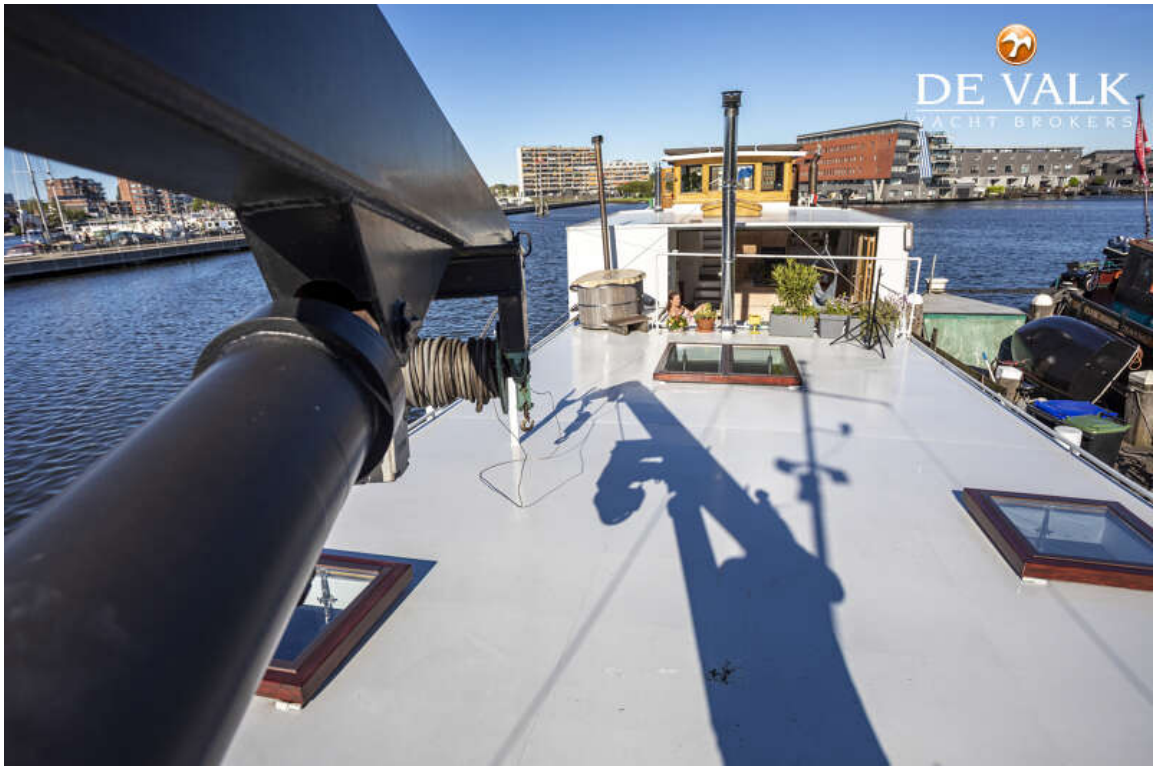

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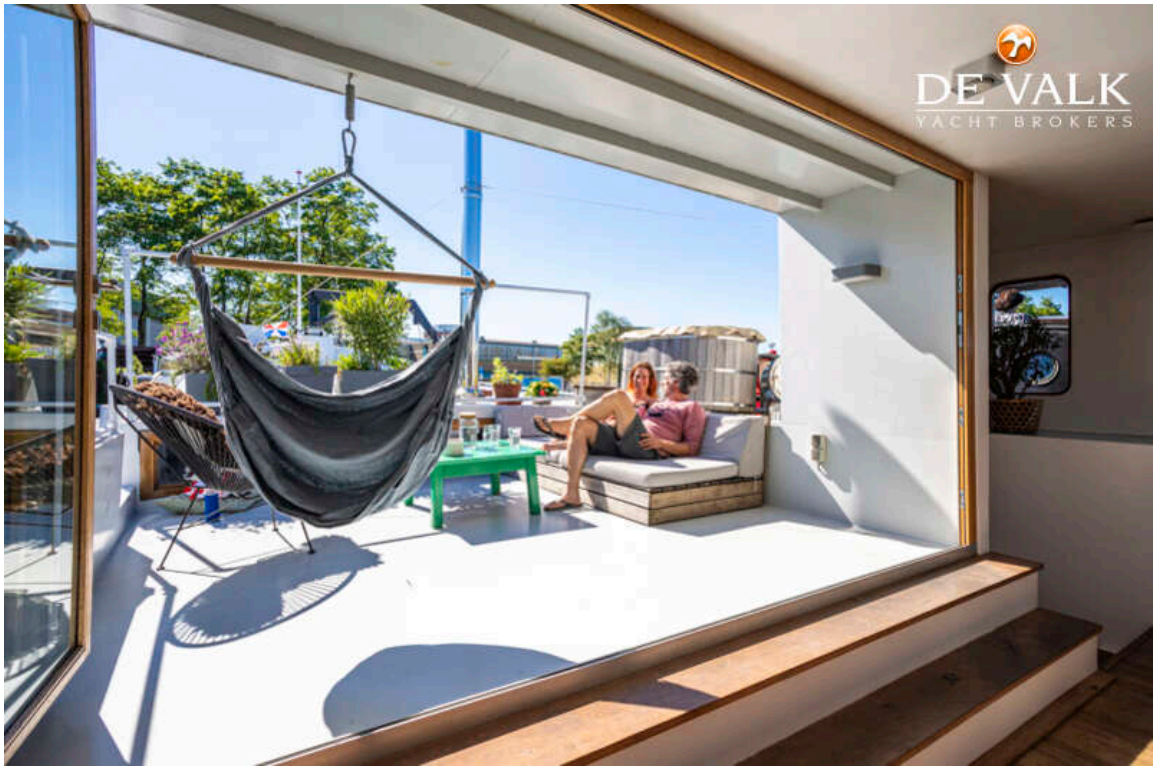

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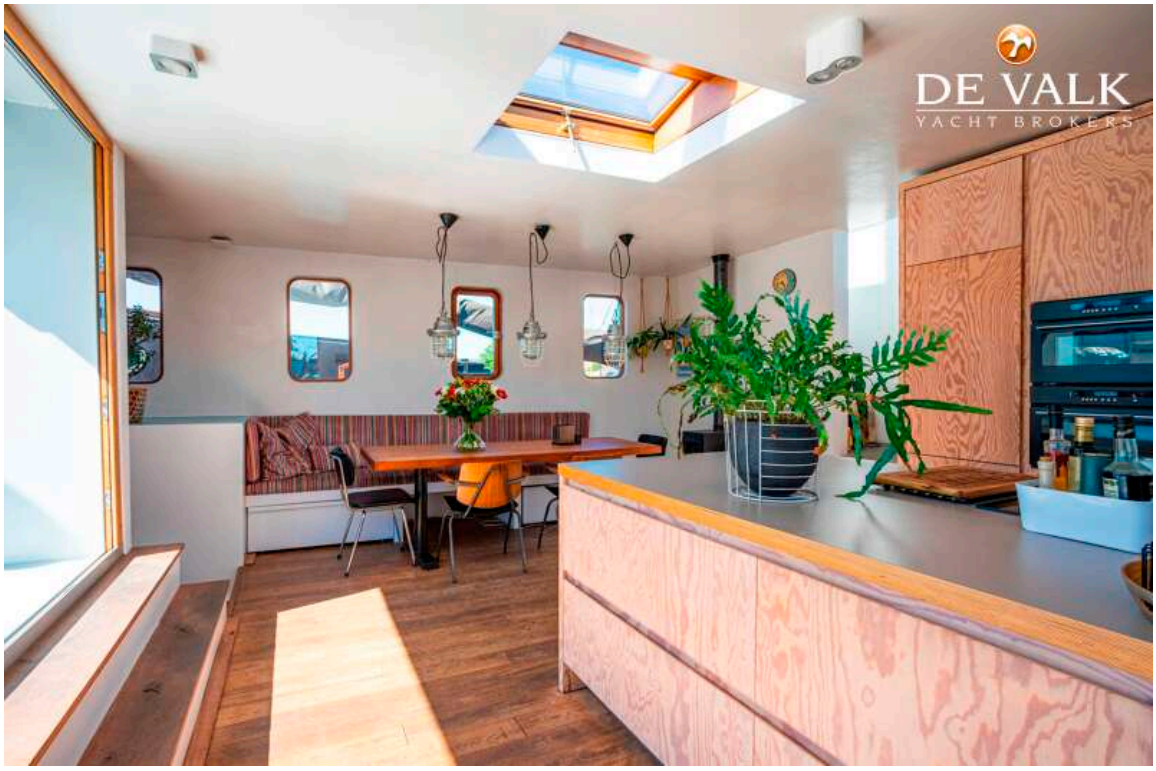

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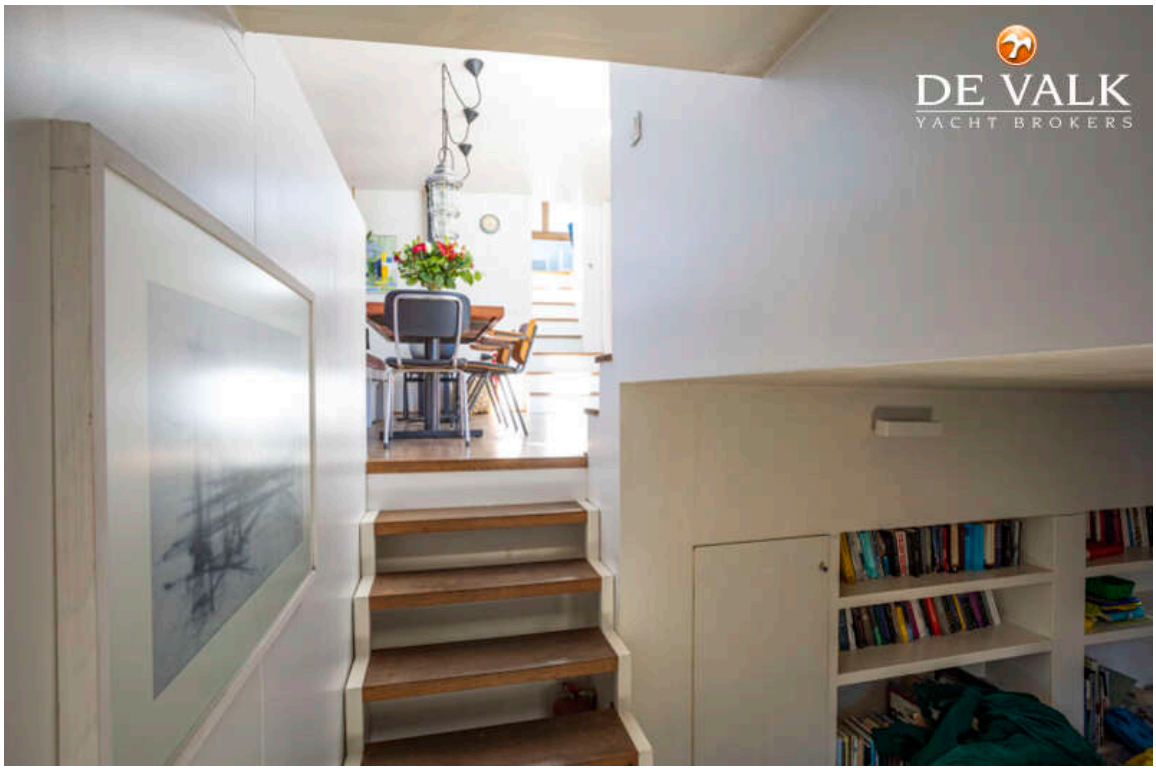

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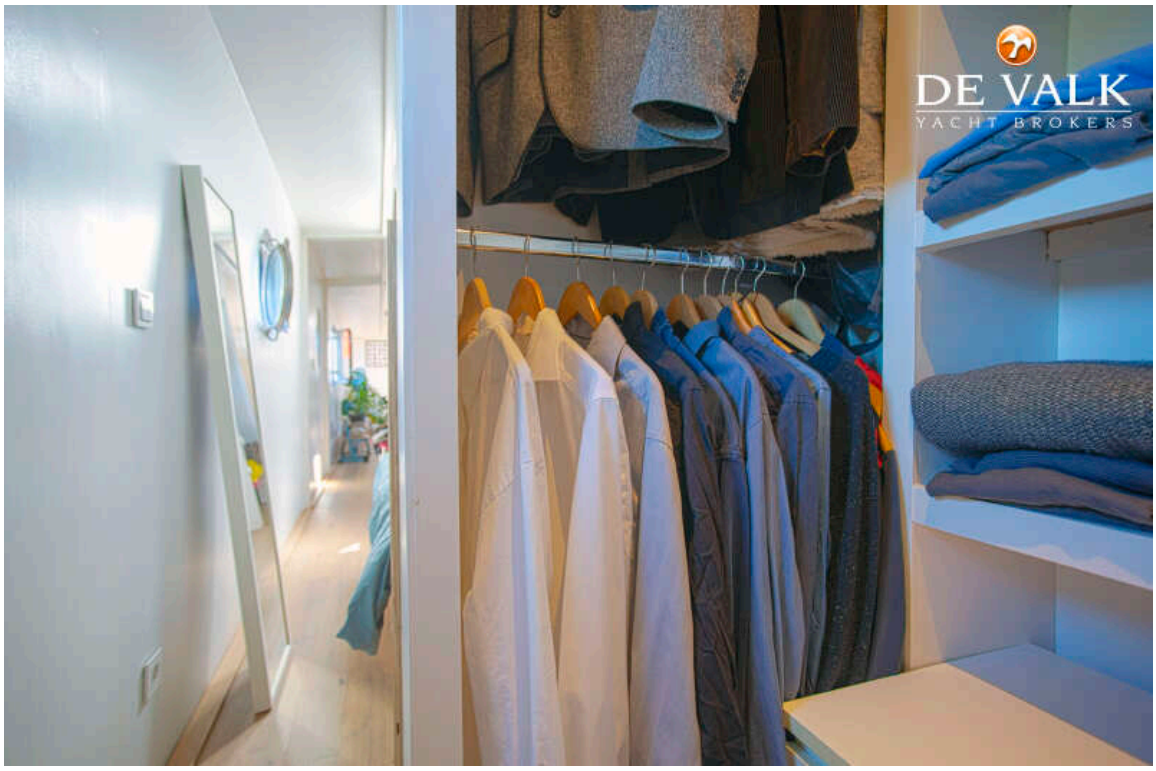

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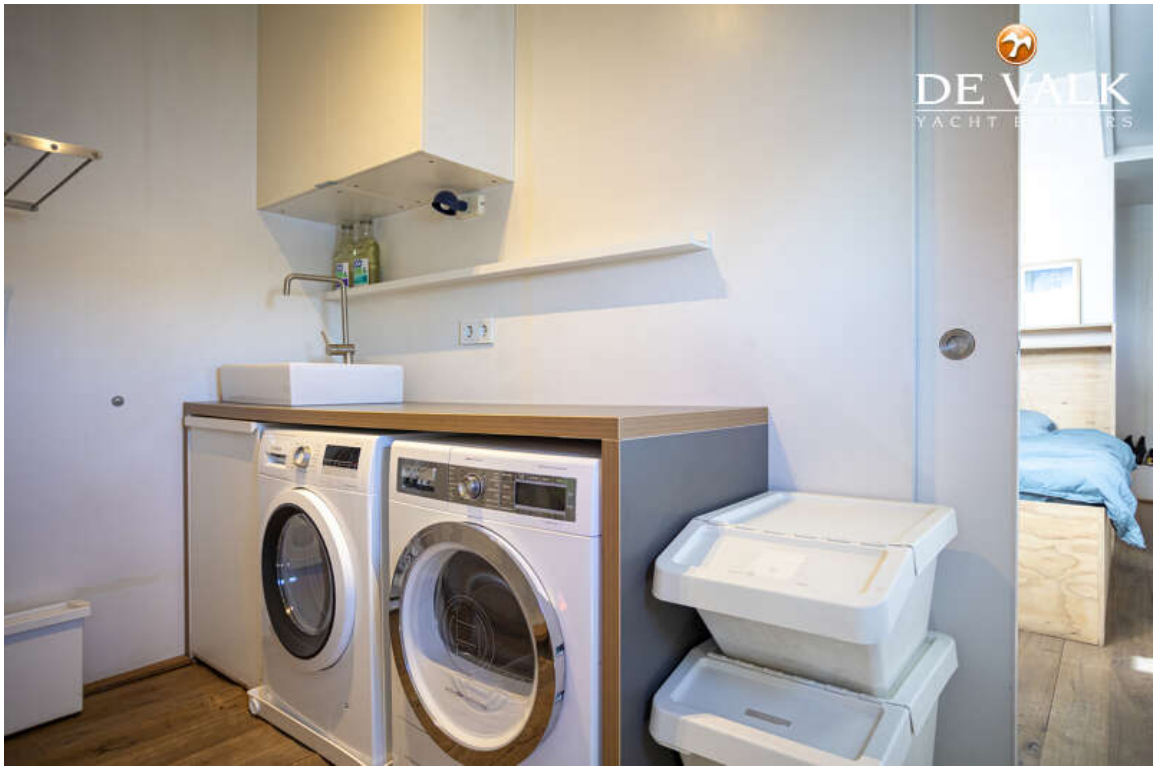


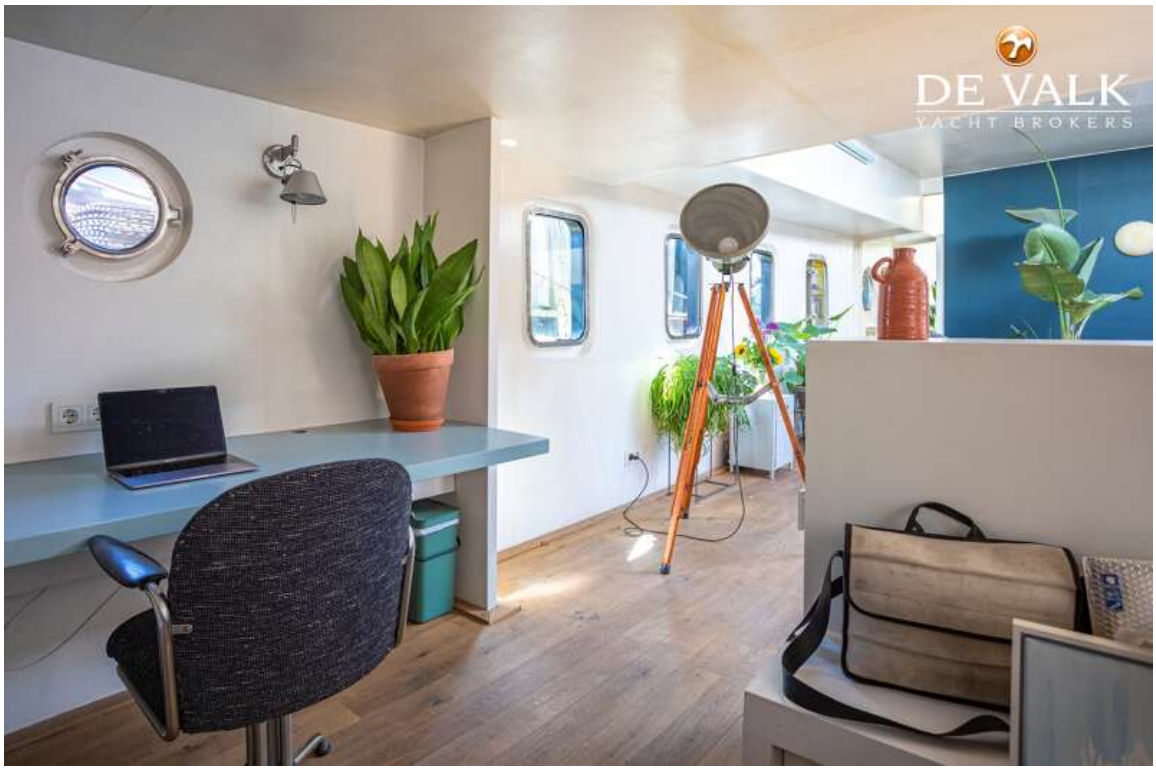


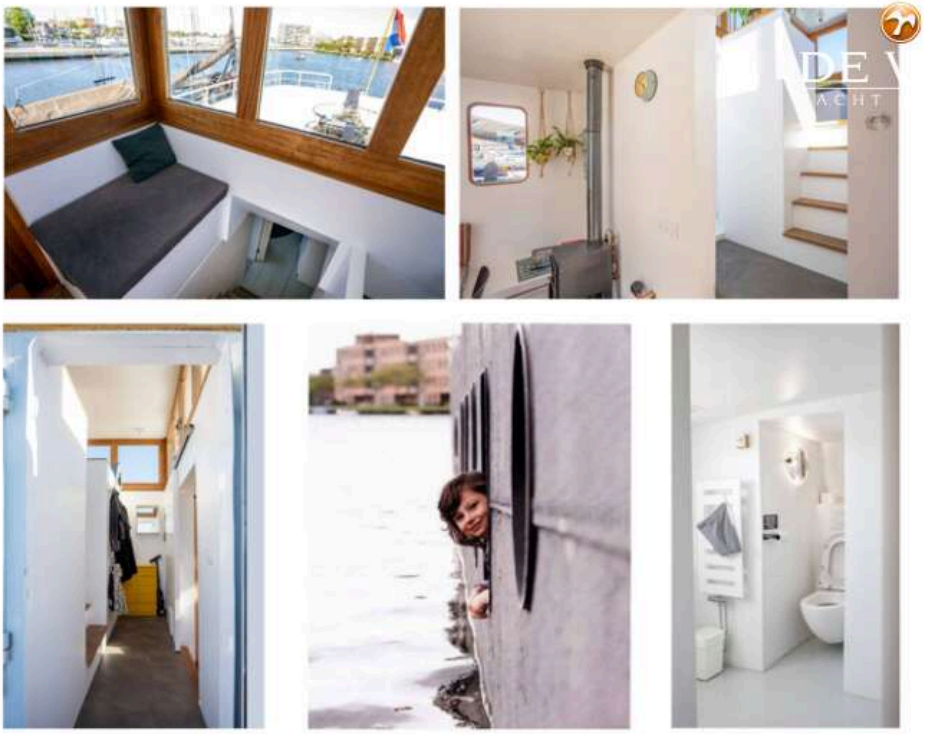

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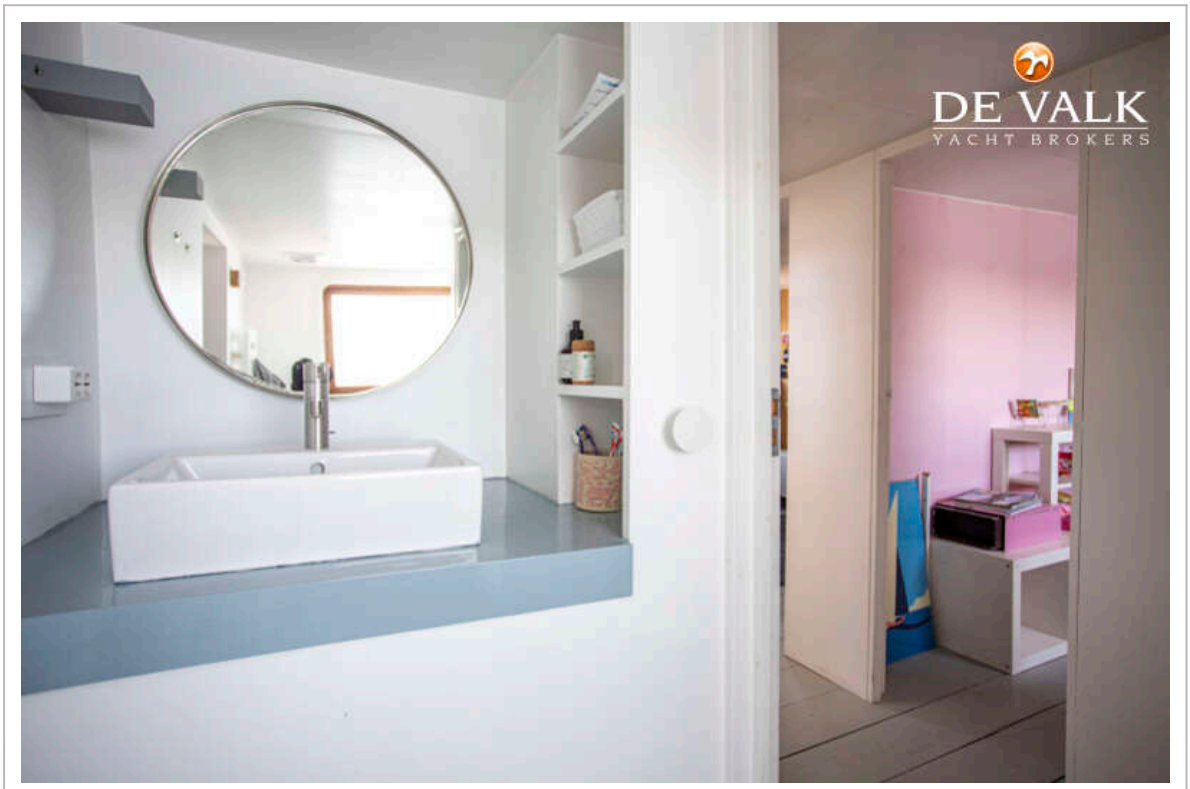

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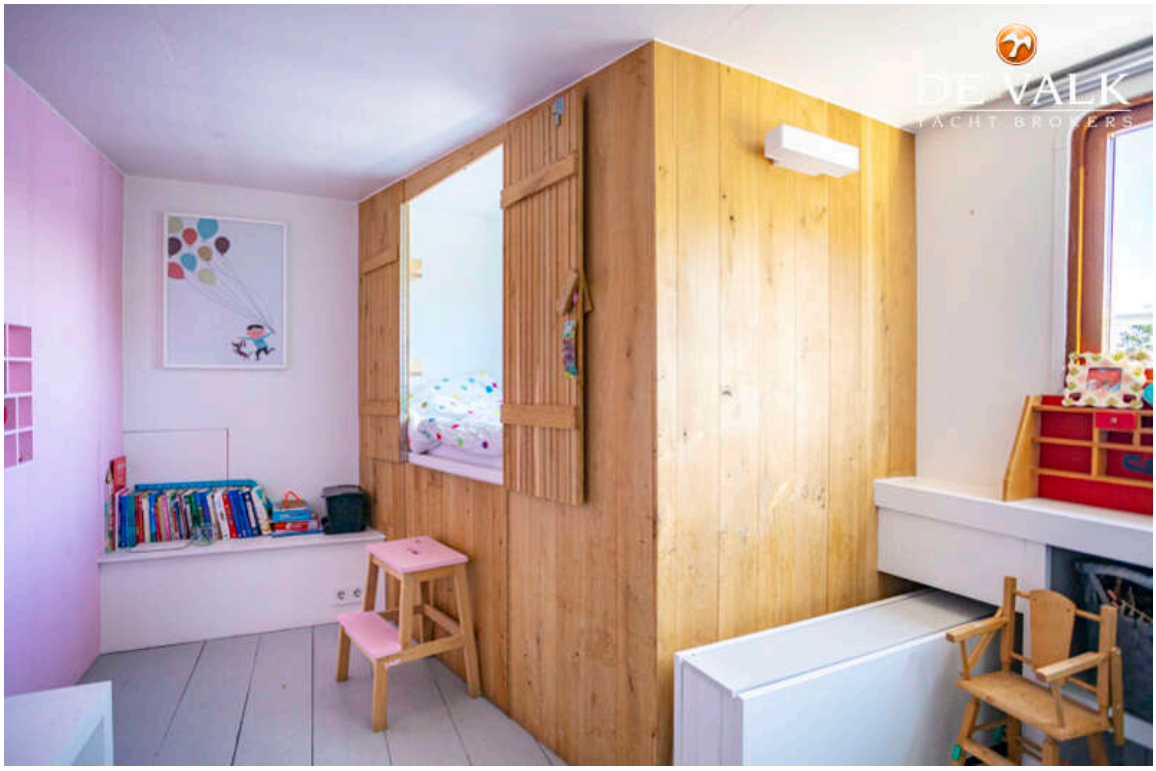

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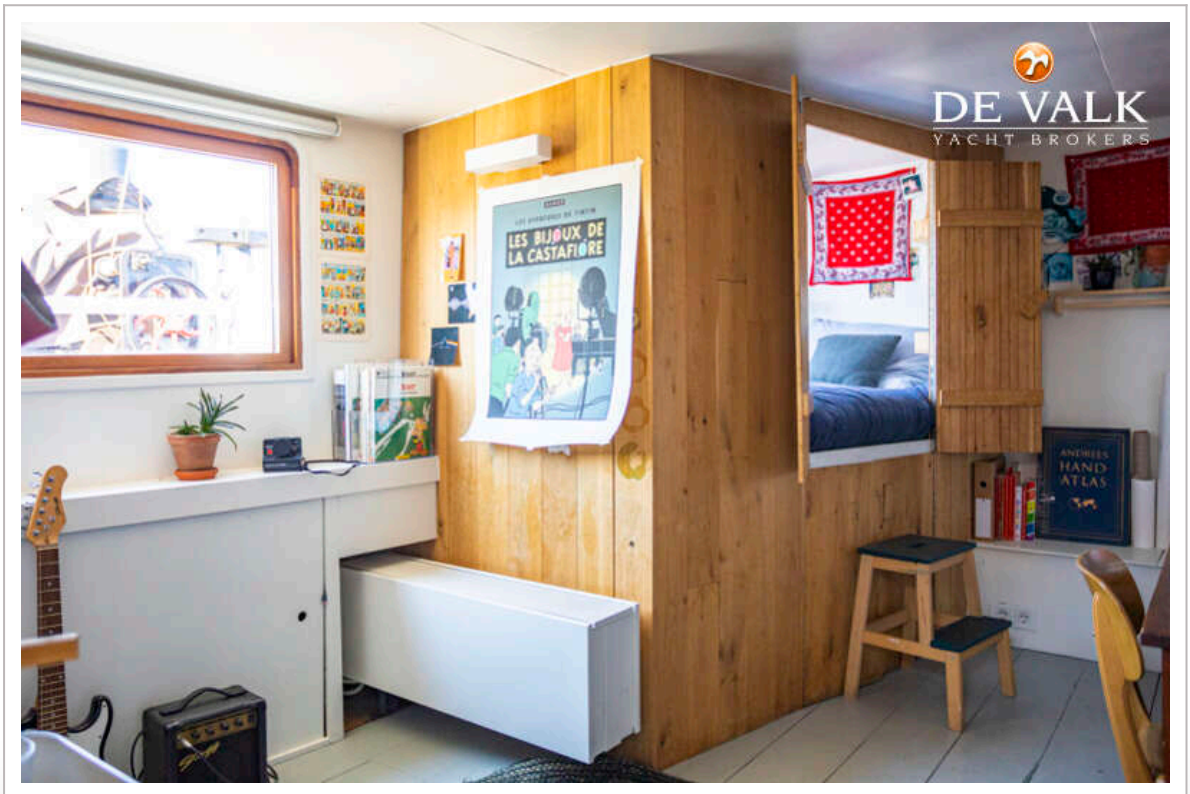


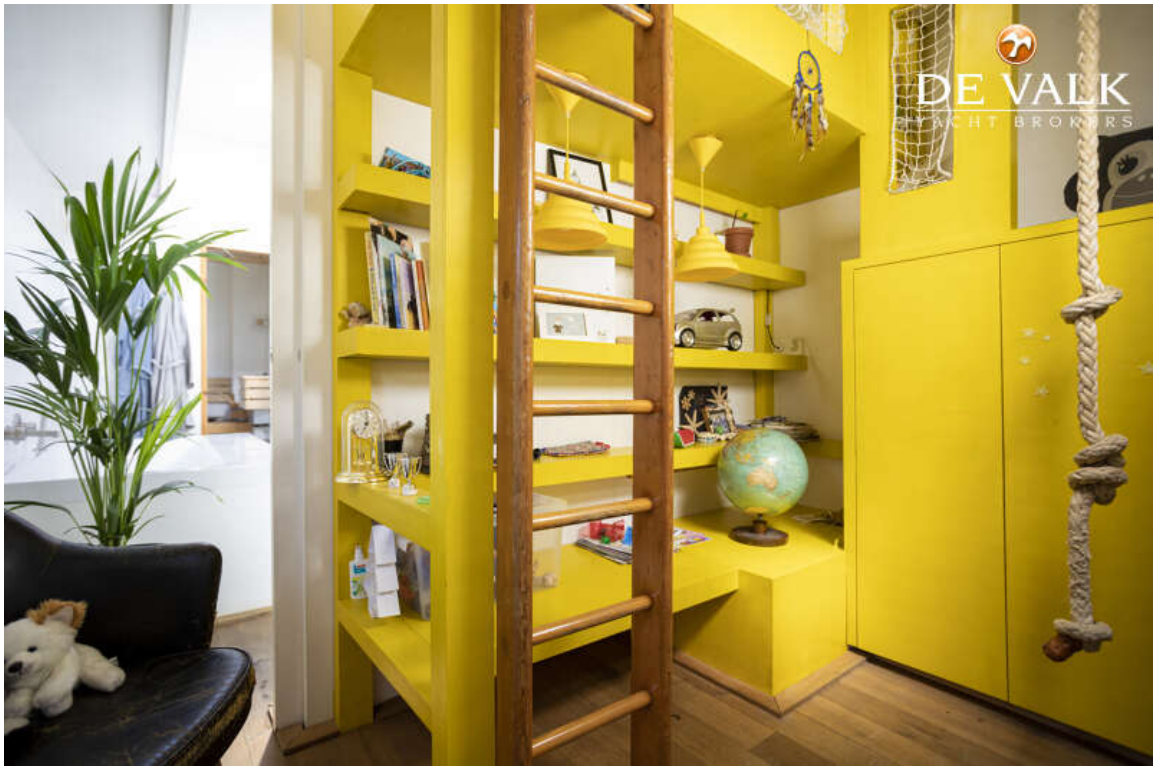




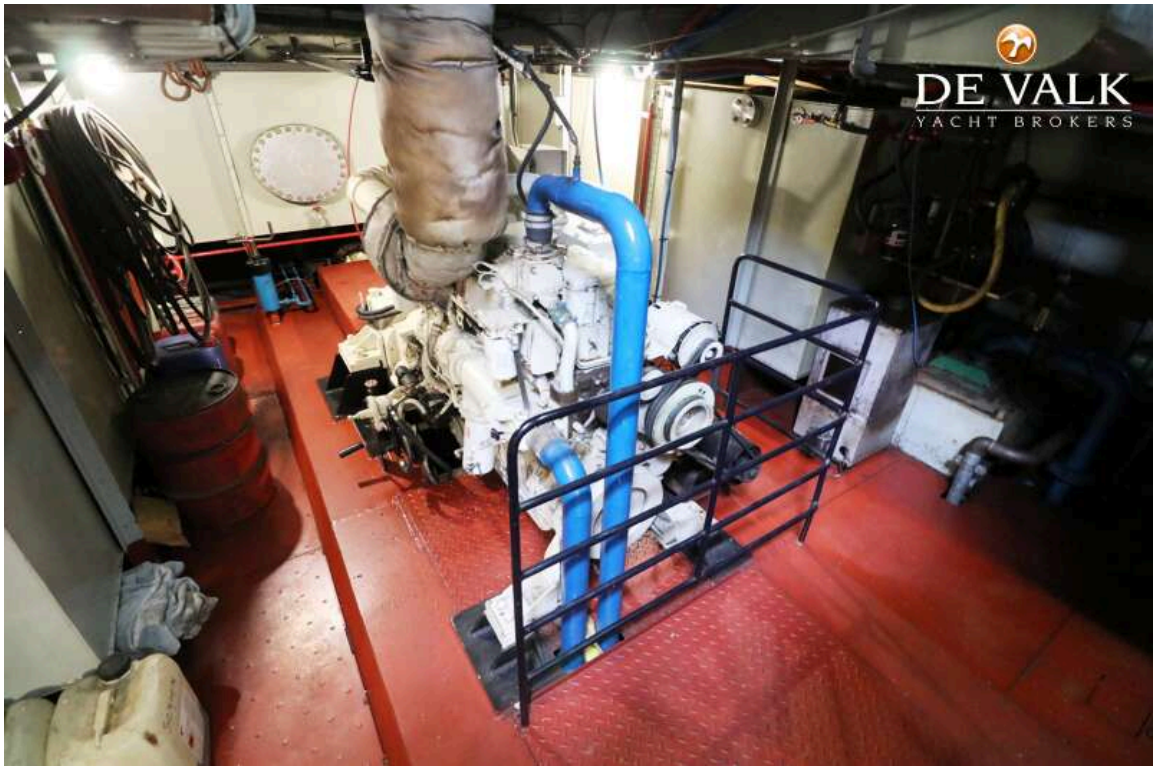

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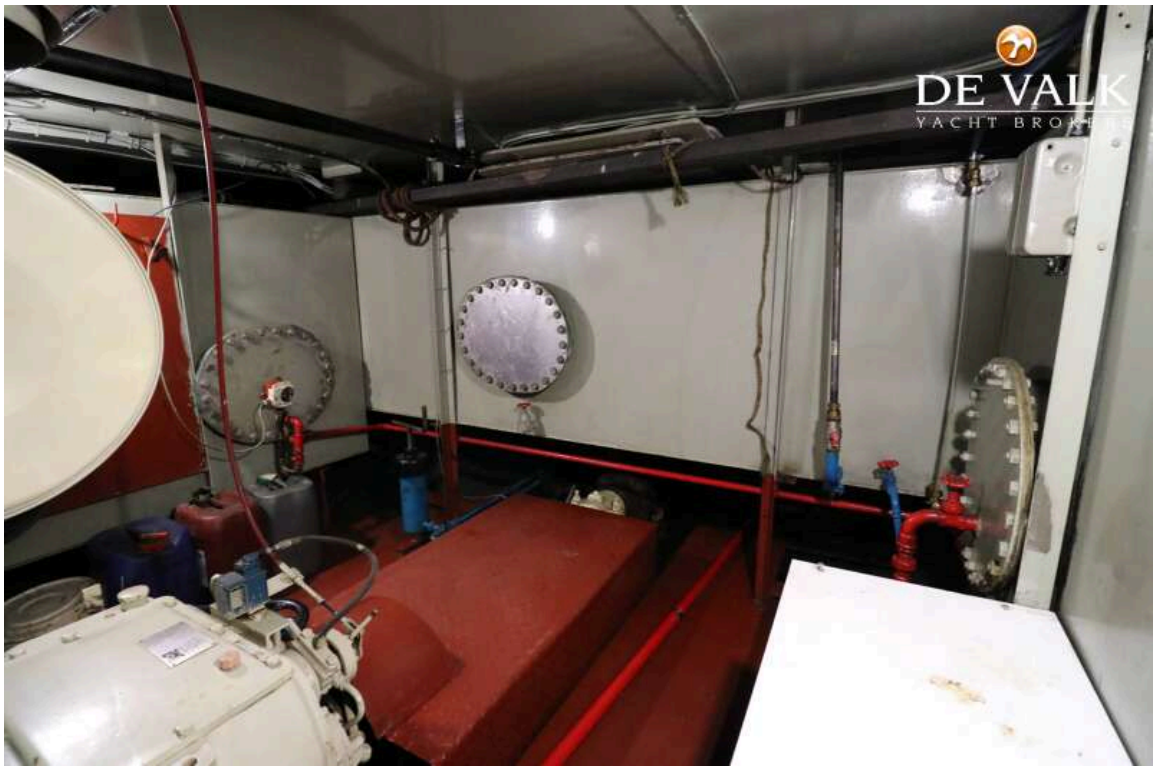


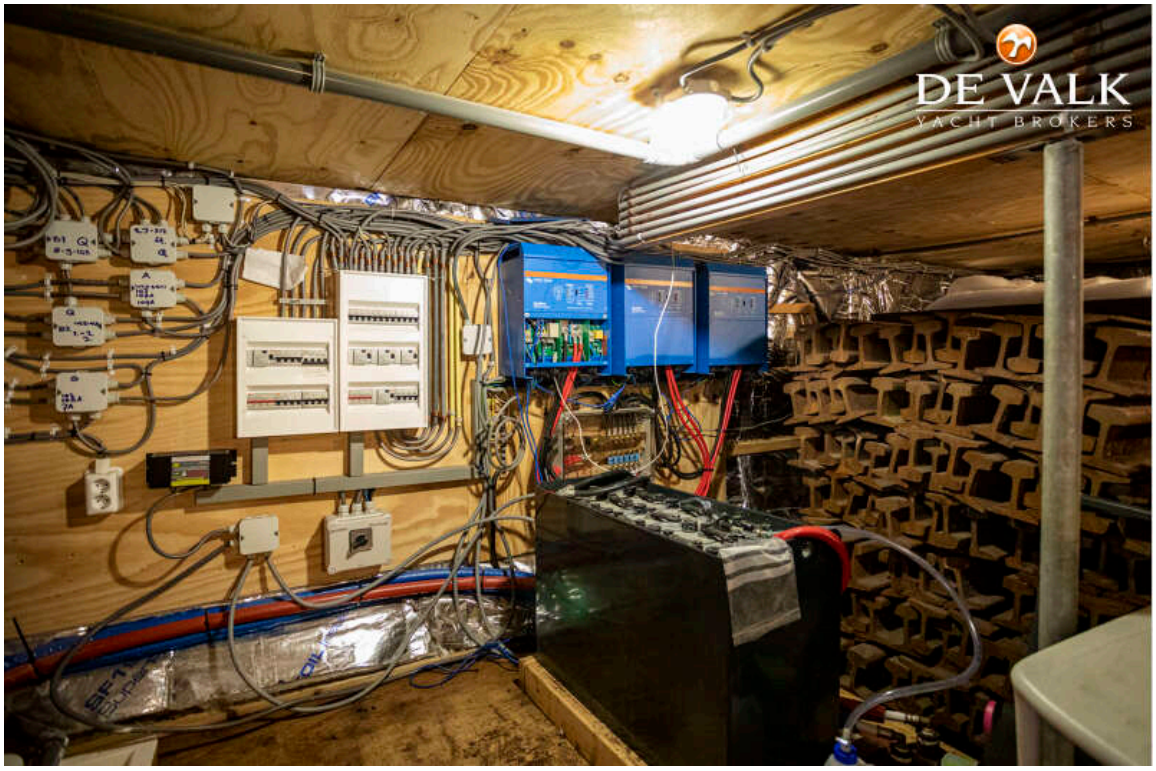

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