



## HOUSEBOAT WATERLOFT LUXEMOTOR SPITZ 38M

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## BROKER'S COMMENTS

This Belgian Spits is the ideal houseboat on which to discover all of Europe. In the hold, the ship has 4 bedrooms, all with private bathrooms, a living room-kitchen with a height of more than 3.5 metres. And an independent studio in the stern, which is perfect for renting out via AirBnb. The ship could also be used as mini river cruise ship for small groups. The ship just has new CVO certification, the antifouling and hull have just been repainted. The entire hull is fitted with an epoxy system. You are invited to come and view the ship in our sales marina.

*Mark Hesselmans*

## SPECIFICATIONS

|                     |                         |                |                          |
|---------------------|-------------------------|----------------|--------------------------|
| <b>Dimensions</b>   | 38.20 x 5.05 x 1.10 (m) | <b>Builder</b> | Merelbeke                |
| <b>Built</b>        | 1951                    | <b>Cabins</b>  | 5                        |
| <b>Material</b>     | Steel                   | <b>Berths</b>  | 10                       |
| <b>Engine(s)</b>    | 1 x Gardner 8LXB diesel | <b>Hp/Kw</b>   | 175.00 (hp), 128.80 (kw) |
| <b>Asking price</b> | € 459.000 (VAT Paid)    | <b>Lying</b>   | contact Loosdrecht       |

## CONTACT

|                     |  |                  |                      |
|---------------------|--|------------------|----------------------|
| <b>Sales office</b> | De Valk Loosdrecht B.V.  | <b>Telephone</b> | +31 (0)35 582 90 30  |
| <b>Address</b>      | 't Breukeleveense Meentje 6<br>1231LM Loosdrecht / Wijdmeren<br>NL | <b>E-mail</b>    | loosdrecht@devalk.nl |

## DISCLAIMER

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



# HOUSEBOAT WATERLOFT LUXEMOTOR SPITZ 38M

## GENERAL

|                           |  |
|---------------------------|--|
| Model                     | HOUSEBOAT WATERLOFT LUXEMOTOR SPITZ 38M                      |
| Type                      | motor yacht  |
| LOA (m)                   | 38,20  |
| Beam (m)                  | 5,05   |
| Draft (m)                 | 1,10   |
| Air draft (m)             | 4,02   |
| Air draft min (m)         | 3,30   |
| Year built                | 1951   |
| Builder                   | Merelbeke  |
| Country                   | Belgium  |
| Displacement (t)          | 184  |
| Hull material             | steel  |
| Hull colour               | black  |
| Hull thickness (mm)       | 6  |
| Hull shape                | flat bottom  |
| Superstructure material   | steel  |
| Superstructure (mm)       | 6  |
| Deck plate thickness (mm) | 6  |
| Rubbing strake            | steel  |
| Deck material             | steel  |
| Deck finish               | non-skid paint   |
| Cockpit deck finish       | teak   |
| Antifouling (year)        | 2023   |
| Window frame              | aluminium  |
| Window material           | double glazing   |
| Deckhatch                 | yes  |
| Portholes                 | brass 12x Antique French Liner 38cm, with privacy covers     |
| Insulation                | rockwool   |
| Mast can be lowered       | manual   |
| Fuel tank (litre)         | steel 2000 ( cleaned in 2023, fuel polishers were installed) |



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|                              |   |
|------------------------------|---|
| Fuel tank 2 (litre)          | steel 2000 (Cleaned in 2023, fuel polishers were installed) |
| Level indicator (fuel tank)  | Sight glasses   |
| Freshwater tank (litre)      | stainless steel 5500  |
| Level indicator (freshwater) | Tank tender   |
| Blackwater tank (litre)      | steel 1200  |
| Level indicator (blackwater) | Tank tender   |
| Blackwater tank extraction   | deck extraction + pump                                      |
| Greywater tank (litre)       | 800   |
| Level indicator (greywater)  | Tank tender   |
| Wheel steering               | rack & pinion   |
| Inside helm position         | yes   |
| More info on hull            | Hull thickness measured in summer 2023                      |
| More info on paintwork       | Hull and underwater body painted in summer 2023             |
| Extra info                   | Hull and underwater body are coated with a 2 part epoxy     |
| Extra info                   | Deck and superstructure are painted in 2 part epoxy system. |
| Extra info                   | The ship has had new CVO certification in summer 2023       |

## ACCOMMODATION

|                         |   |
|-------------------------|---|
| Cabins                  | 5   |
| Berths                  | 10  |
| Interior                | Contemporary  |
| Floor                   | wood Oak floor in the kitchen + carpet in the living and cabins |
| Pilot house             | Pilot house renewed in 2018 together with double glazing        |
| Pilot house/deck saloon | Kitchen + diner area  |
| Headroom saloon (m)     | 3.2 m + 2.5 m in the kitchen                                    |
| Heating                 | central heating Kabola 50KB diesel                              |
| Aft Cabin               | Studio with a separate entrance via the pilot house             |
| Dining room             | In the kitchen area   |
| Galley                  | yes   |
| Countertop              | granite   |
| Sink                    | Corian  |



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|                       |   |
|-----------------------|---|
| Cooker                | induction                               |
| Oven                  | 2x electric hot air Bosch & Neff        |
| Extractor             | Bosch                                   |
| Microwave             | Bosch oven + microwave combined         |
| Fridge                | 2x Bosch                                |
| Freezer               | Bosch                                   |
| Wine cooler           | Logik                                   |
| Hot water system      | 220V 200 L also working on the inverter |
| Water pressure system | electrical                              |
| Dishwasher            | Siemens                                 |
| Owners cabin          | French bed                              |
| Wardrobe              | walk-in closet                          |
| Bathroom              | en suite                                |
| Toilet                | en suite                                |
| Toilet system         | electric                                |
| Wash basin            | in the bathroom                         |
| Shower                | en suite                                |
| Bath tub              | en suite                                |
| Guest cabin 1         | French bed                              |
| Wardrobe              | walk-in closet                          |
| Bathroom              | en suite                                |
| Toilet                | en suite                                |
| Toilet system         | electric                                |
| Wash basin            | in the bathroom                         |
| Shower                | en suite                                |
| Guest cabin 2         | French bed                              |
| Wardrobe              | walk-in closet                          |
| Bathroom              | en suite                                |
| Toilet                | en suite                                |
| Toilet system         | electric                                |
| Wash basin            | in the bathroom                         |
| Shower                | en suite                                |



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|                           |   |
|---------------------------|---|
| <b>Guest cabin 3</b>      | bunk bed Own separate entrance from forward deck              |
| <b>Wardrobe</b>           | hanging/drawers/shelves                                       |
| <b>Bathroom</b>           | yes   |
| <b>Toilet</b>             | separate  |
| <b>Toilet system</b>      | electric  |
| <b>Wash basin</b>         | in the bathroom   |
| <b>Shower</b>             | en suite  |
| <b>Guest cabin 4</b>      | French bed Complete studio including kitchen and own entrance |
| <b>Wardrobe</b>           | hanging/drawers/shelves                                       |
| <b>Bathroom</b>           | yes   |
| <b>Toilet</b>             | en suite  |
| <b>Toilet system</b>      | electric  |
| <b>Wash basin</b>         | in the bathroom   |
| <b>Shower</b>             | en suite  |
| <b>Extra info</b>         | Studio interior is the original interior                      |
| <b>Washing machine</b>    | AEG 8kg   |
| <b>Dryer</b>              | AEG   |
| <b>Ironing facilities</b> | Storage facilities for iron board and cupboard for airing     |

## MACHINERY

|                            |         |
|----------------------------|---------|
| <b>No of engines</b>       | 1       |
| <b>Make</b>                | Gardner |
| <b>Type</b>                | 8LXB    |
| <b>HP</b>                  | 175     |
| <b>kW</b>                  | 128.80  |
| <b>Fuel</b>                | diesel  |
| <b>Year installed</b>      | 2011    |
| <b>Year of overhaul</b>    | 2011    |
| <b>Maximum speed (kn)</b>  | 9       |
| <b>Cruising speed (kn)</b> | 7,5     |
| <b>Consumption (l/hr)</b>  | 19      |



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|                          |   |
|--------------------------|---|
| Range (nm)               | 1500  |
| Engine hours             | 598   |
| Engine cooling system    | freshwater heat exchanger   |
| Drive                    | shaft   |
| Shaft seal               | yes   |
| Engine controls          | bowden cable  |
| Gearbox                  | hydraulic Twin disc Installed in 2007                                     |
| Bowthruster              | electric Side power Sp285 TCI Brushless Motor 285Kgf 48V + remote control |
| Exhaust                  | watercooled   |
| Propeller type           | fixed Bronze year 2018  |
| Propeller blades         | 4   |
| Propeller shaft material | stainless steel   |
| Shaft lubrication        | grease  |
| Manual bilge pump        | 1x  |
| Electric bilge pump      | 3x  |
| Bilge alarm              | Engine room + main hold   |
| Electrical installation  | 230 V + 24 V  |
| Generator                | silent separator Beta Marine 20 - 11,2KV                                  |
| Running hours generator  | 1000  |
| Batteries                | yes   |
| Start battery            | 2x 180 Ah 12V combined to 24V (installed in 2023)                         |
| Service battery          | 6x 6V Rolls deep cycle  |
| Generator battery        | 1x 12V + charger Victron 7A   |
| Bowthruster battery      | 2x 12V 180Ah + battery charger Victron 100A                               |
| Battery monitor          | Victron Cerbo GX, 2023, connected to WiFi, remote access                  |
| Battery charger          | Victron Quattro 24V 120A (service) Victron 24V 50A (start)                |
| Inverter                 | Victron Quattro 24V 5000watt installed 2023                               |
| Shorepower               | with cable  |

## NAVIGATION



# HOUSEBOAT WATERLOFT LUXEMOTOR SPITZ 38M

|                        |  |
|------------------------|--|
| Compass                | NASA Magnetic                              |
| Electric compass       | Autopilot Sigma 650                        |
| Depth sounder          | Garmin                                     |
| Log                    | Garmin                                     |
| Fish finder            | Garmin                                     |
| VHF                    | Sailor RT144 + ICOM ICM411                 |
| VHF handheld           | ICOM                                       |
| Autopilot              | Sigma 650                                  |
| Rudder angle indicator | yes  |
| Radar                  | Garmin                                     |
| Plotter/GPS            | Garmin                                     |
| AIS transceiver        | Garmin                                     |
| Navigation lights      | yes  |
| Searchlight            | Hand held                                  |
| Loudhailer             | Vingtor Intercom system through whole ship |

## EQUIPMENT

|                            |  |
|----------------------------|--|
| Cockpit cushions           | yes                                      |
| Cockpit table              | Teak                                     |
| Cockpit chairs             | Teak 8x + 3 sun beds                     |
| Boarding ladder            | stainless steel                          |
| Gangway                    | 2x                                       |
| Deck shower                | On forward deck                          |
| Anchor                     | Danforth 2x on the bow + 1x at the stern |
| Anchor chain               | yes                                      |
| Windlass                   | hydraulic At the bow                     |
| Windlass aft               | manual                                   |
| Deck wash                  | yes                                      |
| Deck crane                 | electric 750kg                           |
| Grab rail (superstructure) | steel                                    |
| Lifebuoy                   | 3x                                       |





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|                            |                          |
|----------------------------|--------------------------|
| Horn                       | air pressure             |
| Fenders                    | yes                      |
| Mooring lines              | yes                      |
| Spare parts                | yes                      |
| Tools                      | yes                      |
| TV                         | yes                      |
| TracVision ball            | yes                      |
| Fire extinguisher          | Troughout the whole ship |
| Latest extinguisher survey | 2023                     |
| Auto extinguisher system   | In engine room           |



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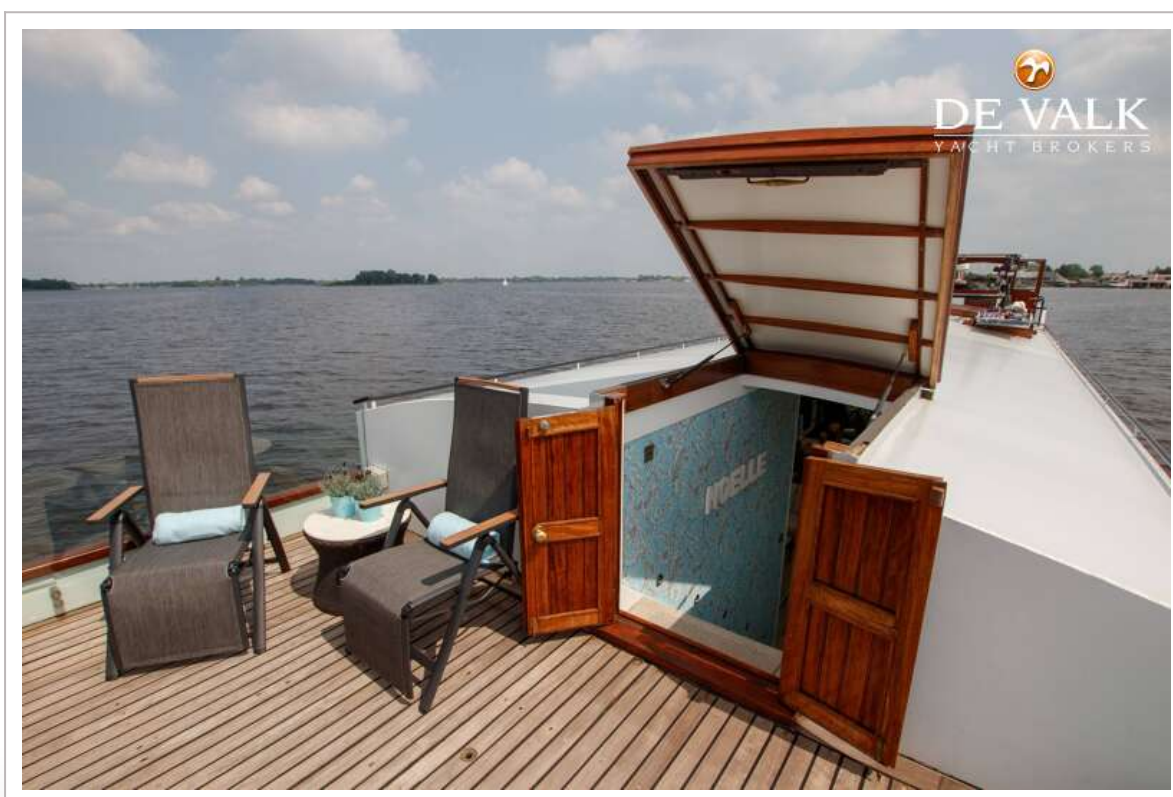


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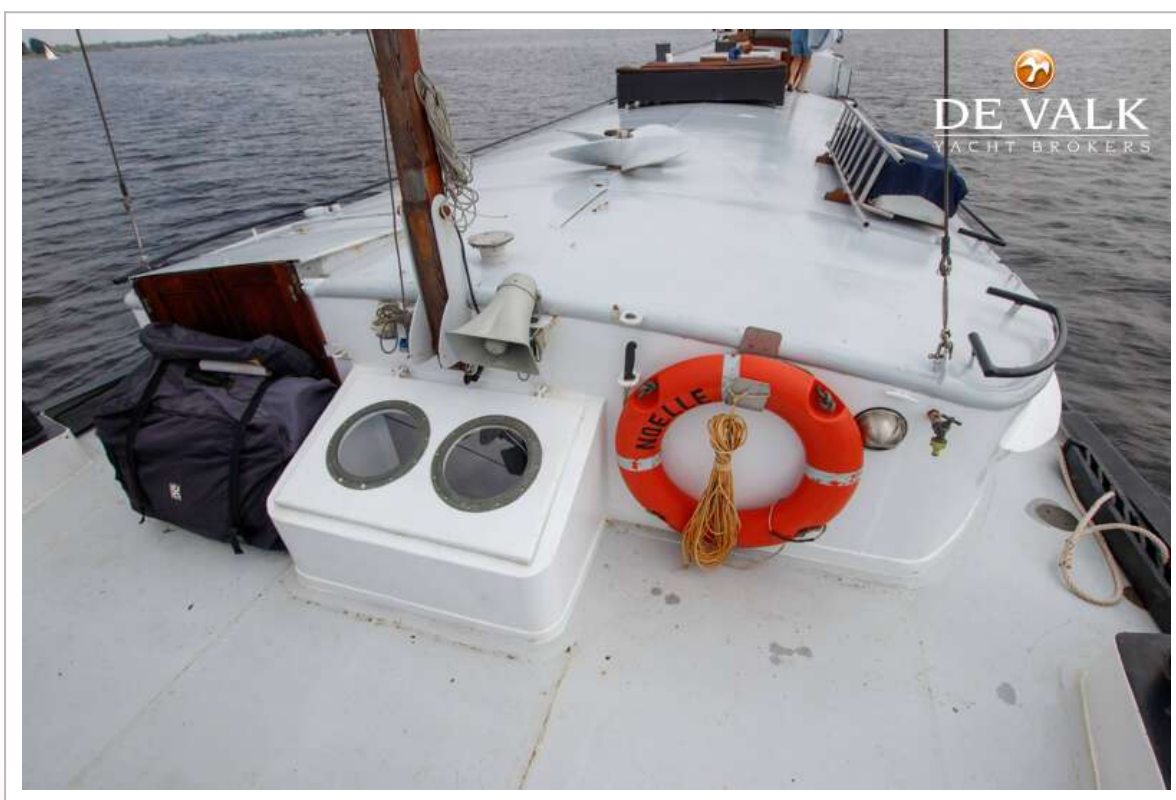
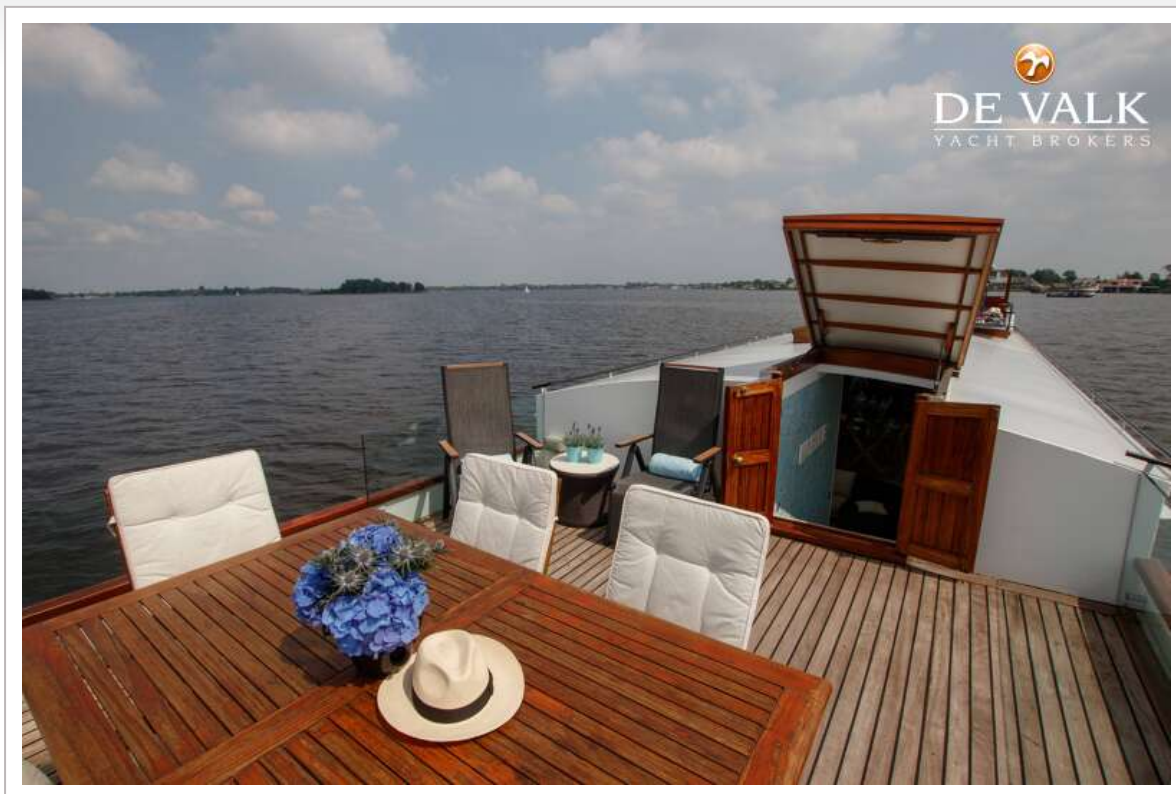




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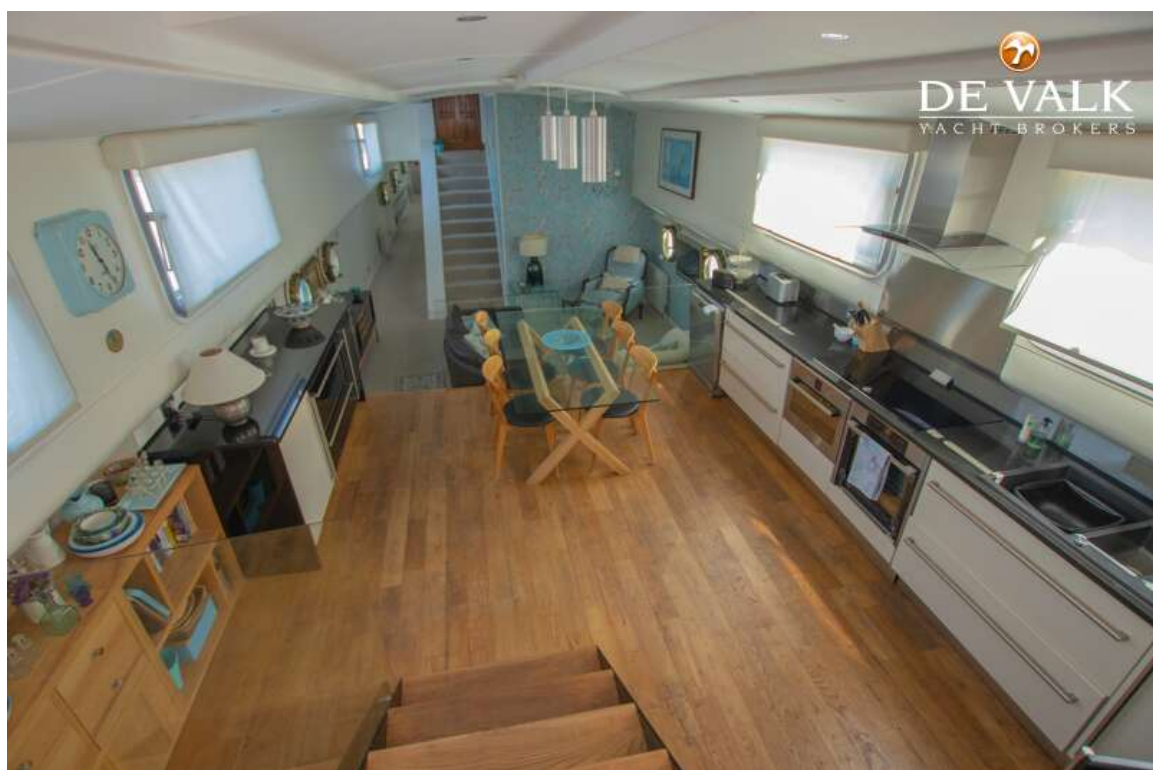


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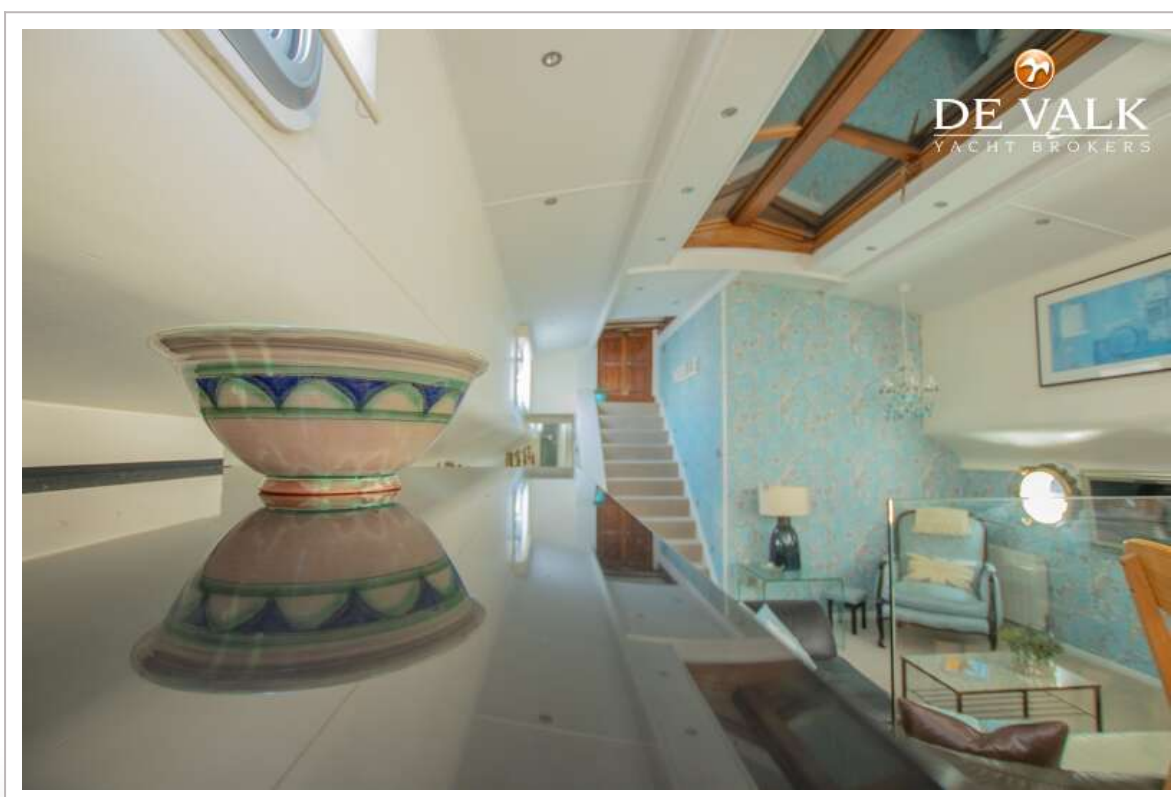
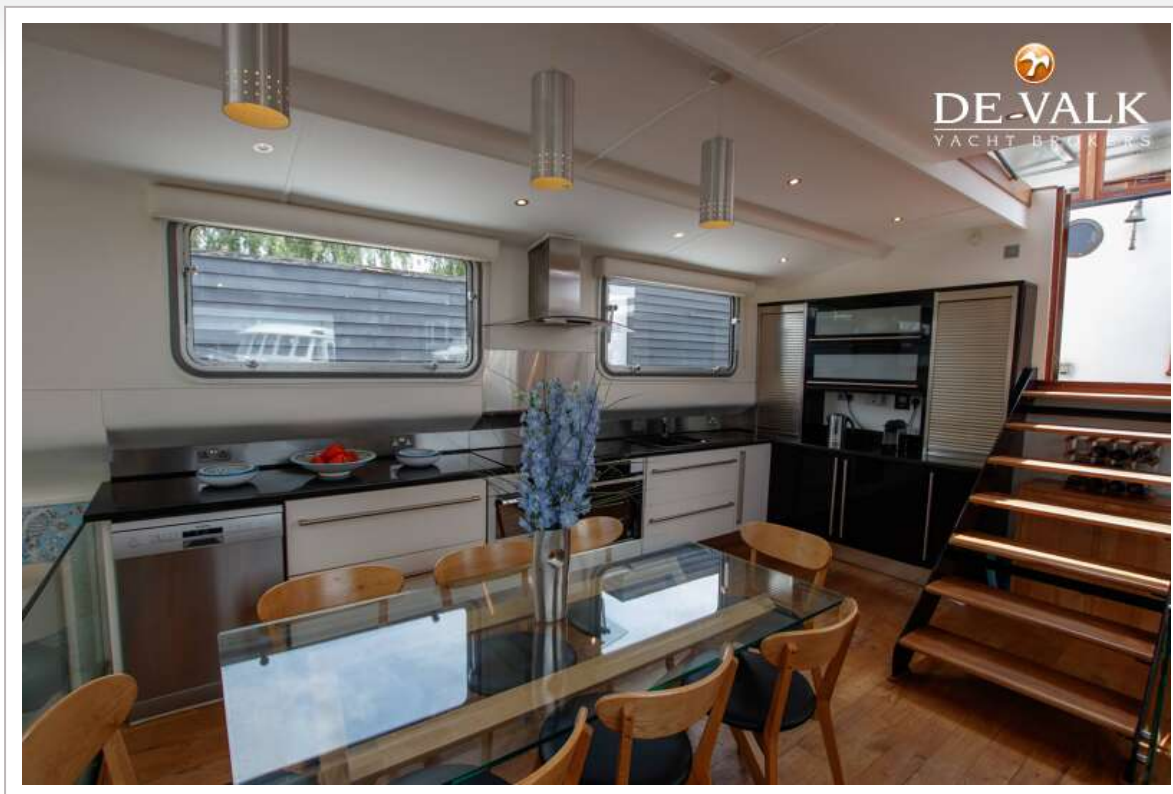




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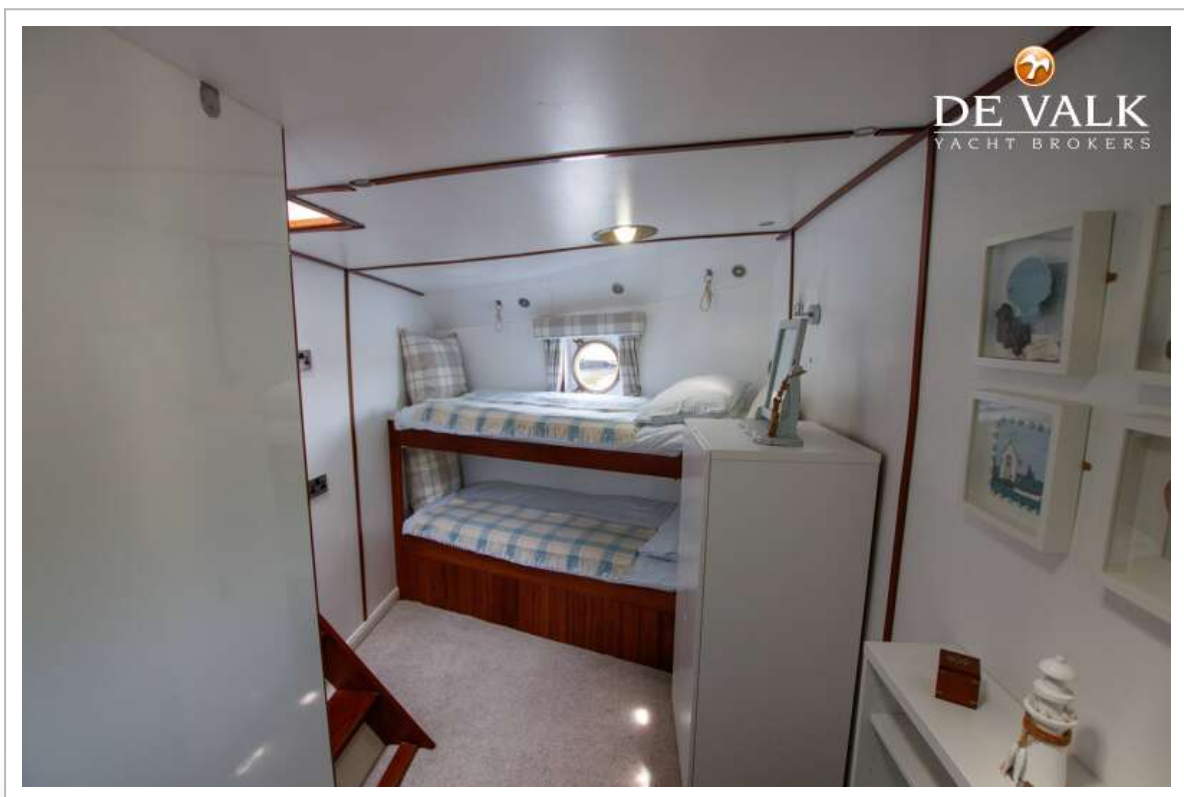
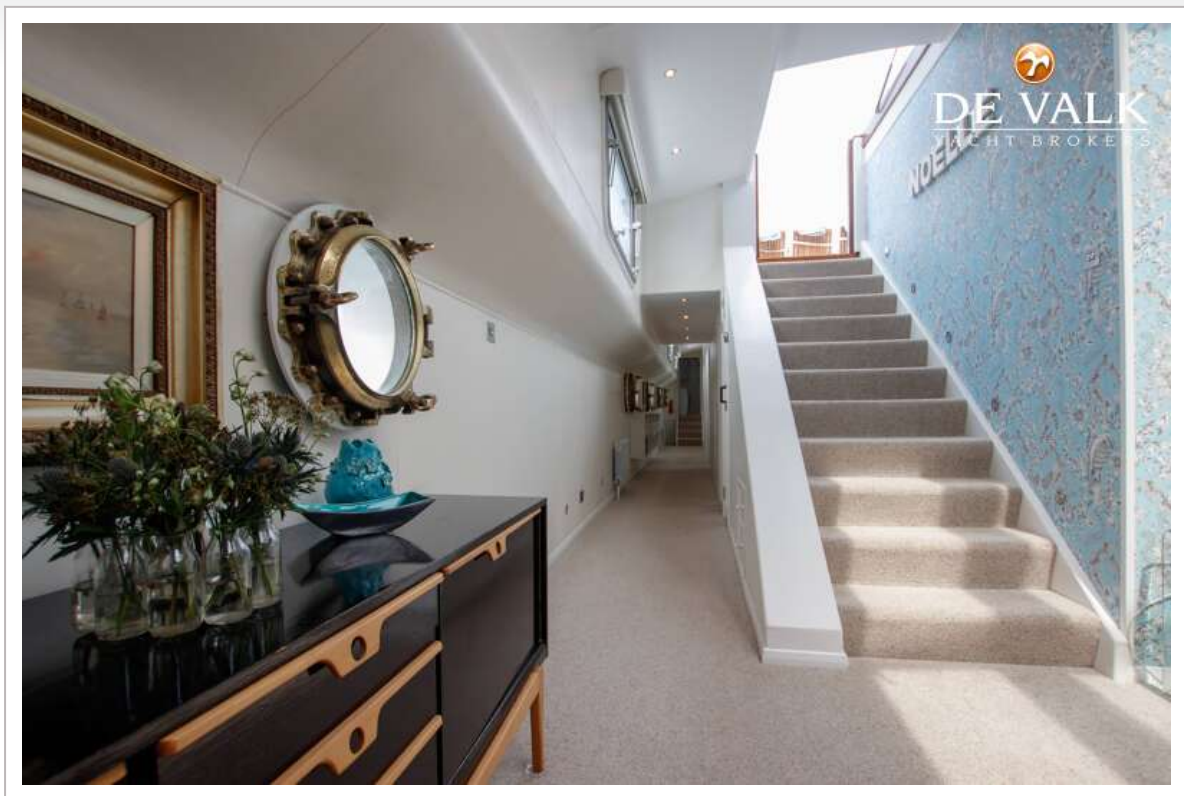




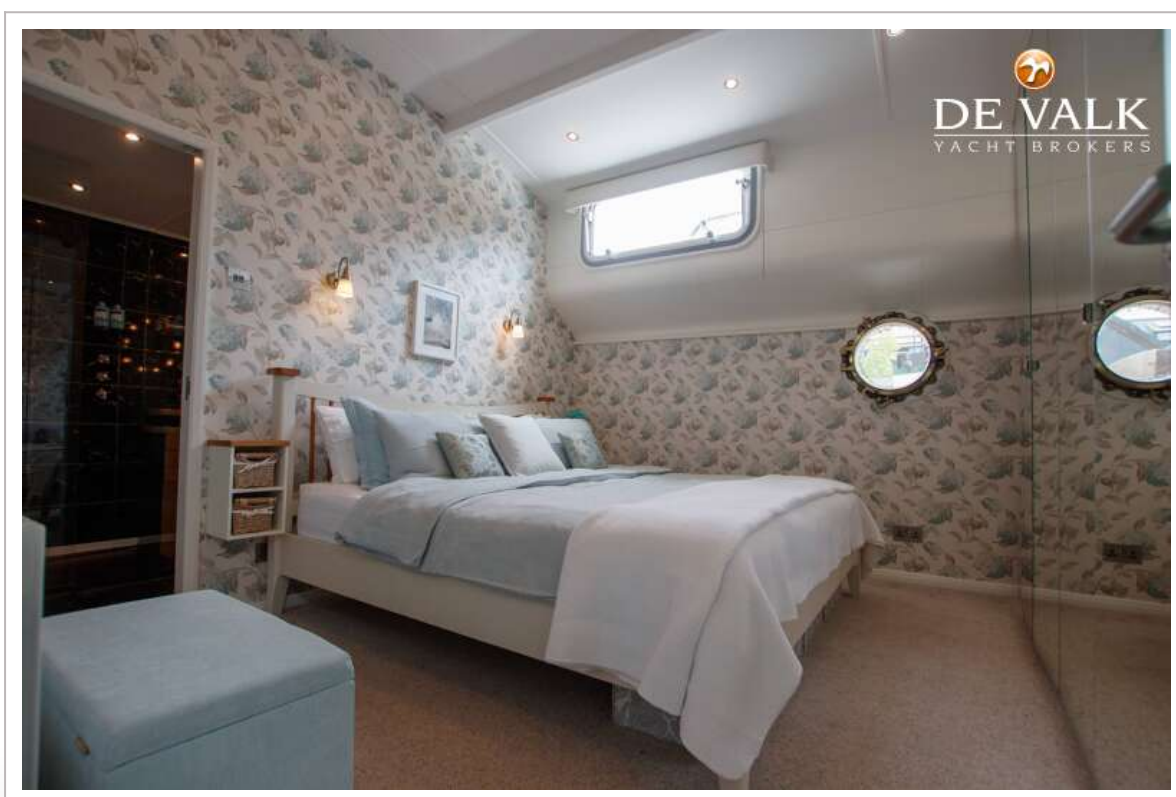
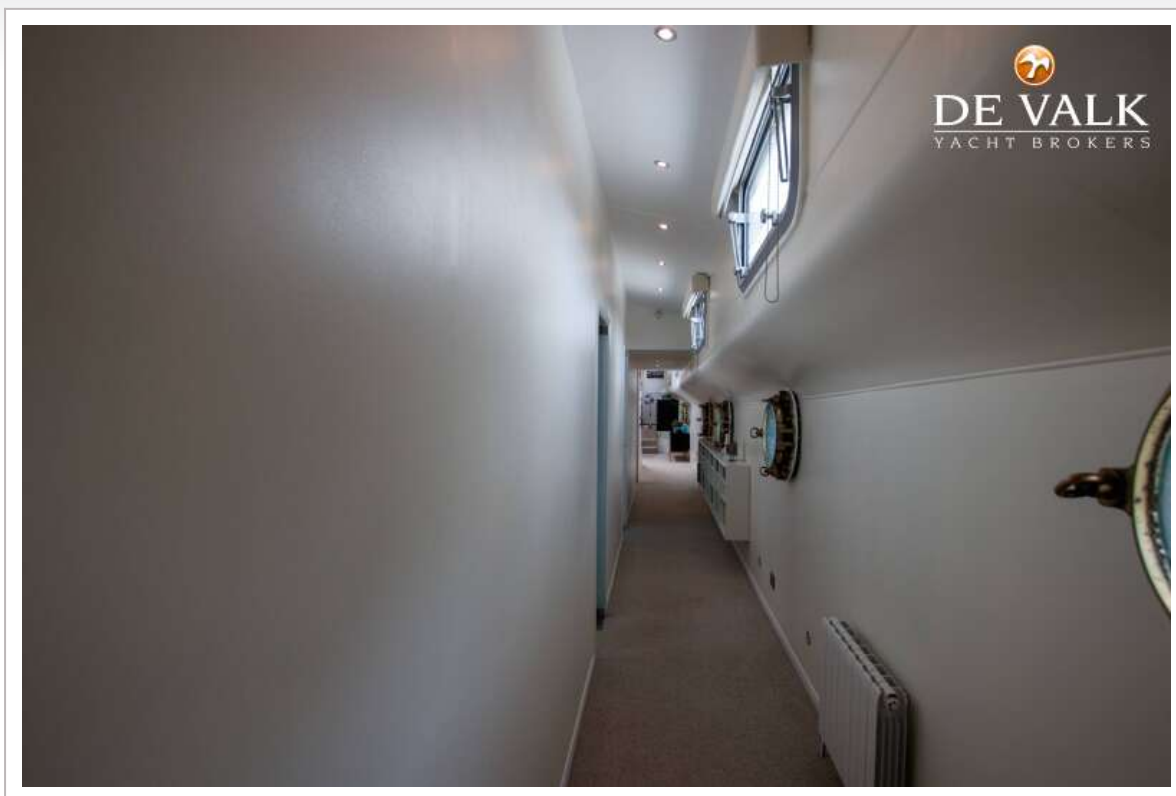
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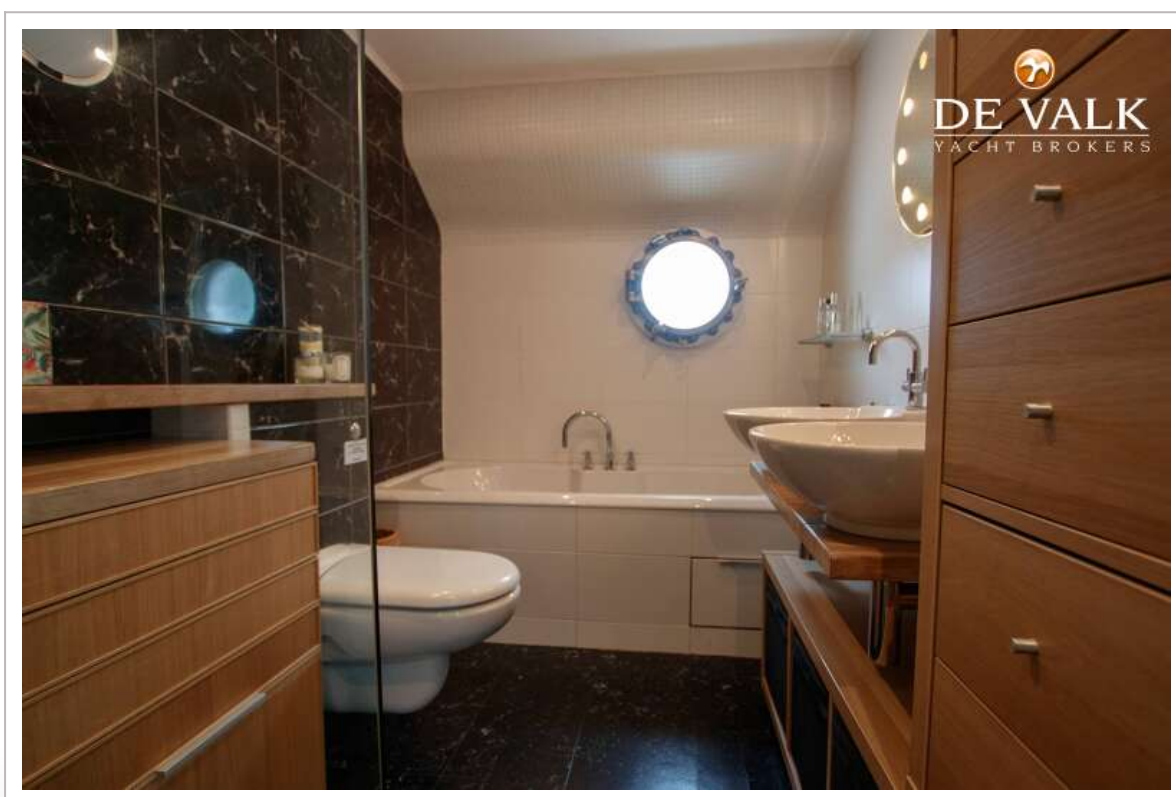
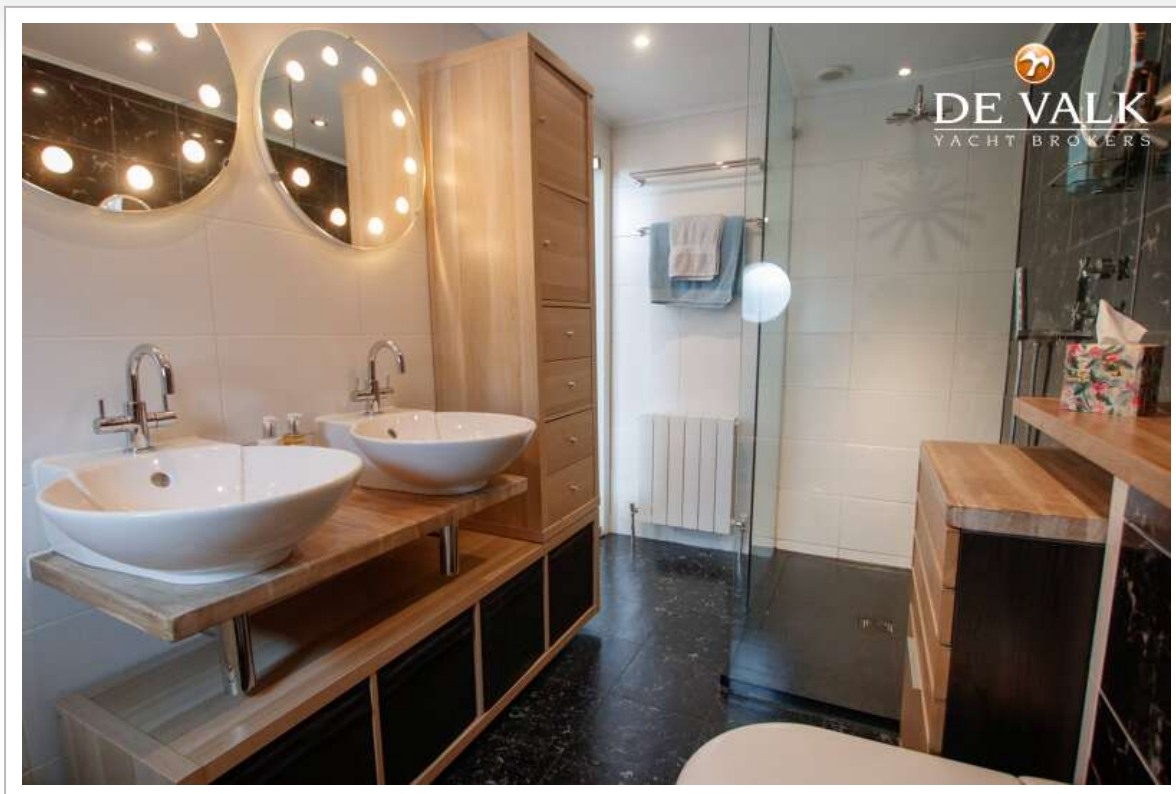


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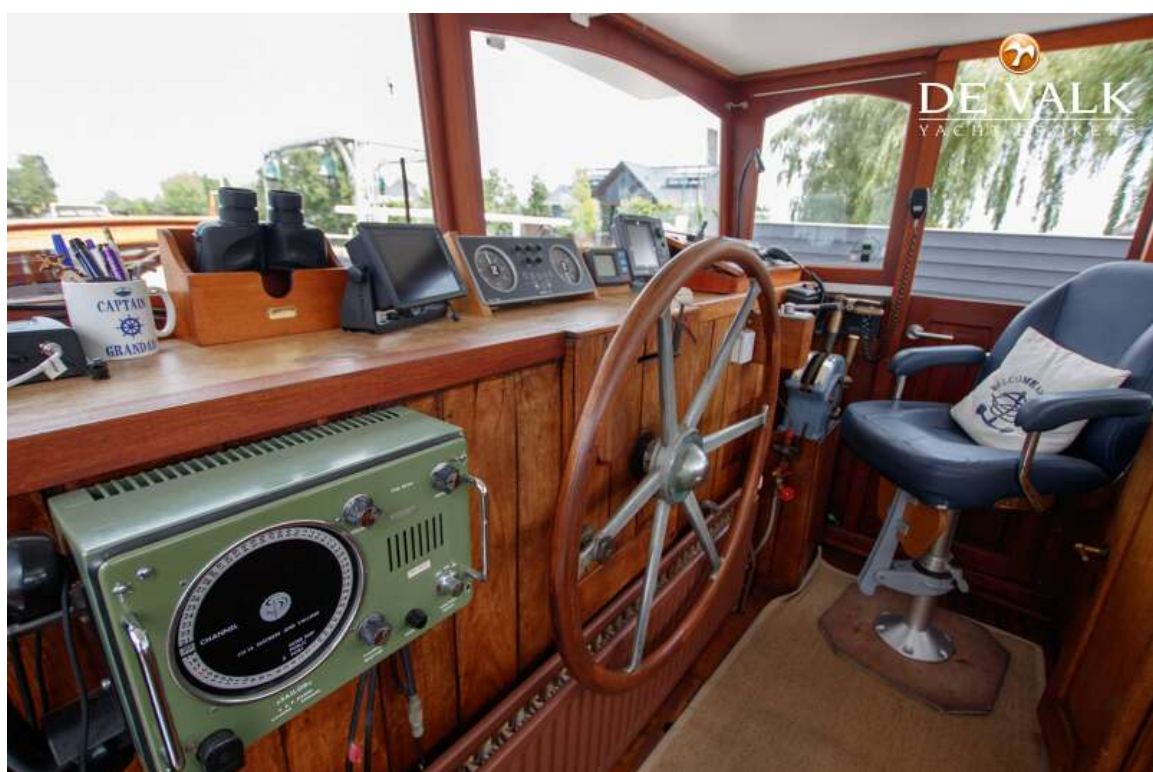
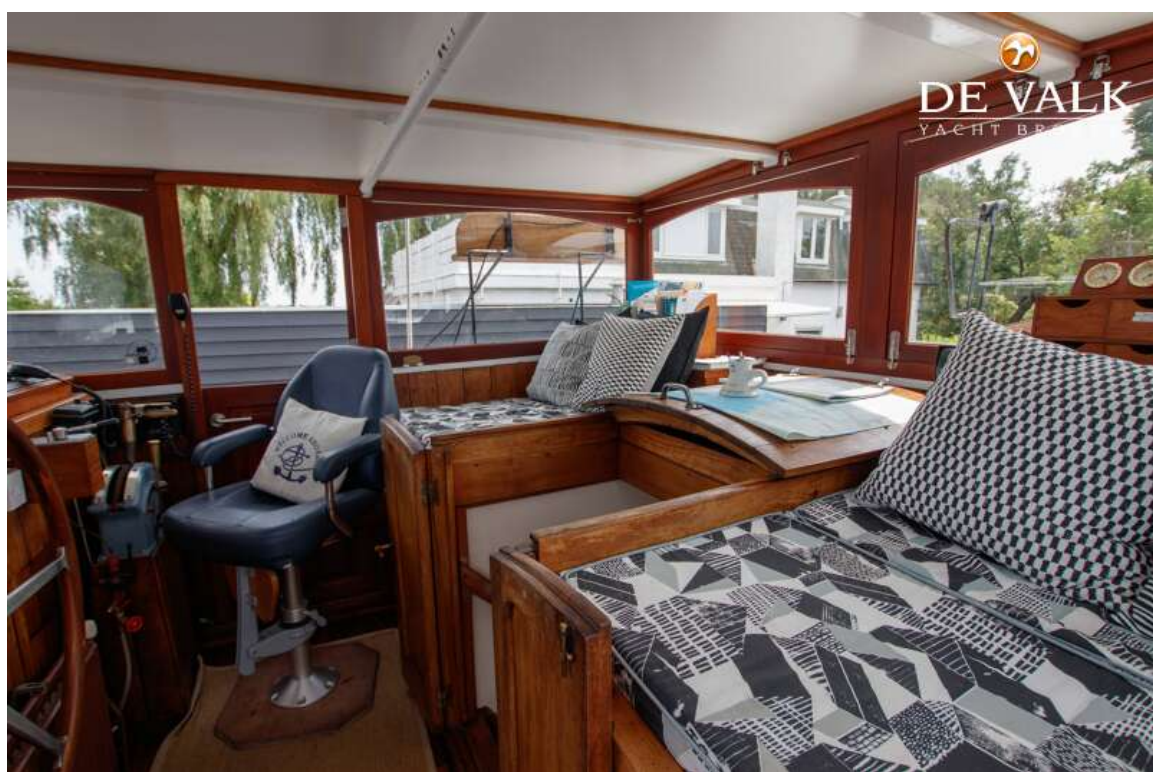




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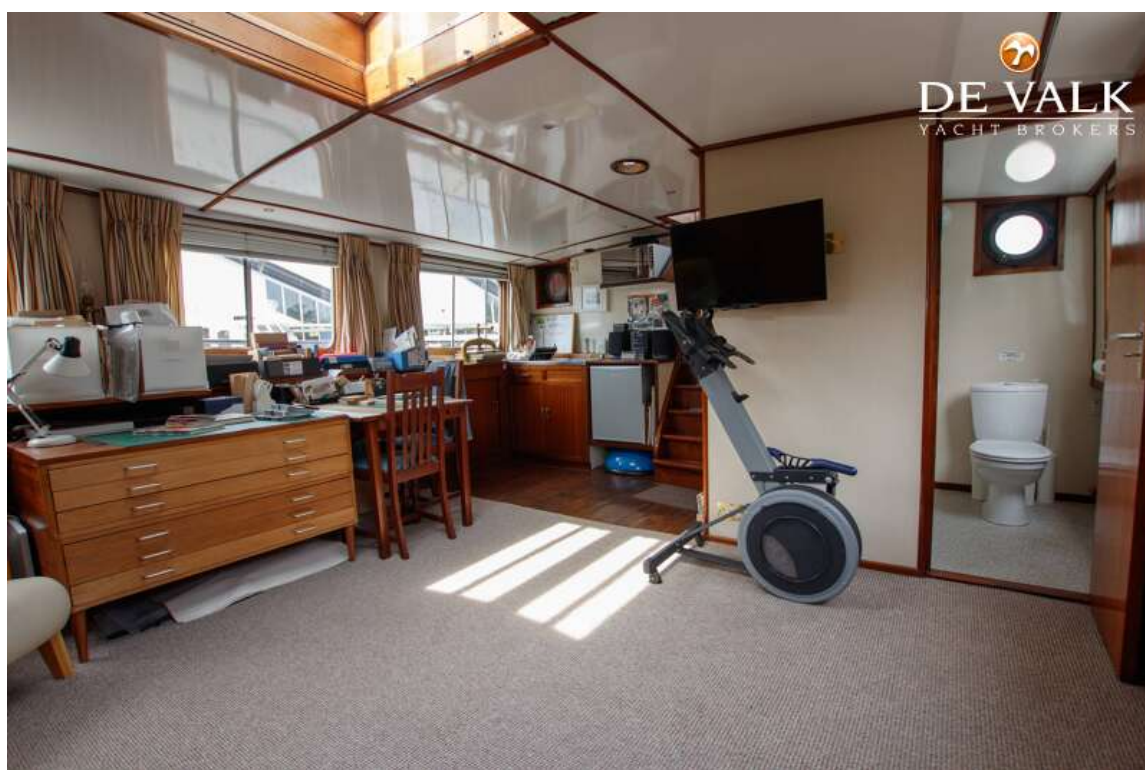


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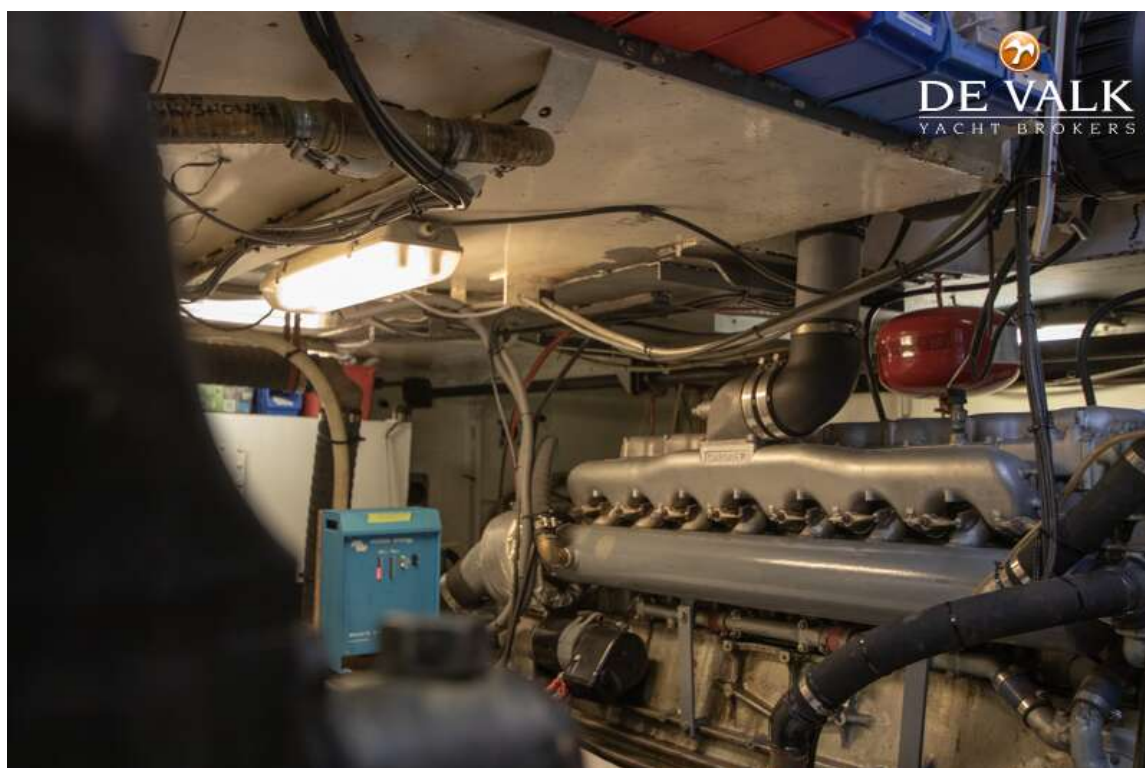




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