

Absolute Homes



Brissago

Arranged over two floors with versatile accommodation space and a total size of 2,095 sq.ft.

The Main saloon accessed from double opening bow doors, with a triple aspect and in itself is 50 ft. long by 20ft. wide and has at present a full bar area with built in under counter fridges, separate counter top display fridge run from a central plant in the engine room and a glass washer. From here there is access to the fully fitted kitchen with double sinks, 6 hob gas range and double oven, large hot plate/dish cupboard a polar fridge, dishwasher and ample storage cupboards. There is a hatch accessing a large below decks storage space from here.

From the hallway there are three separate toilets which could be converted to a shower/wet room and still retain one of the toilets. Continuing along the hallway there is a short flight of carpeted stairs to a mezzanine landing, which could be an office or snug. The stairs continue to the top floor with double doors opening into a space measuring 40 ft. x 18ft. which could be converted to accommodate 3 bedrooms and an ensuite bathroom. From here there are doors through to a further space that could be a fourth bedroom or library/games room and then access to the wheelhouse and observation deck.

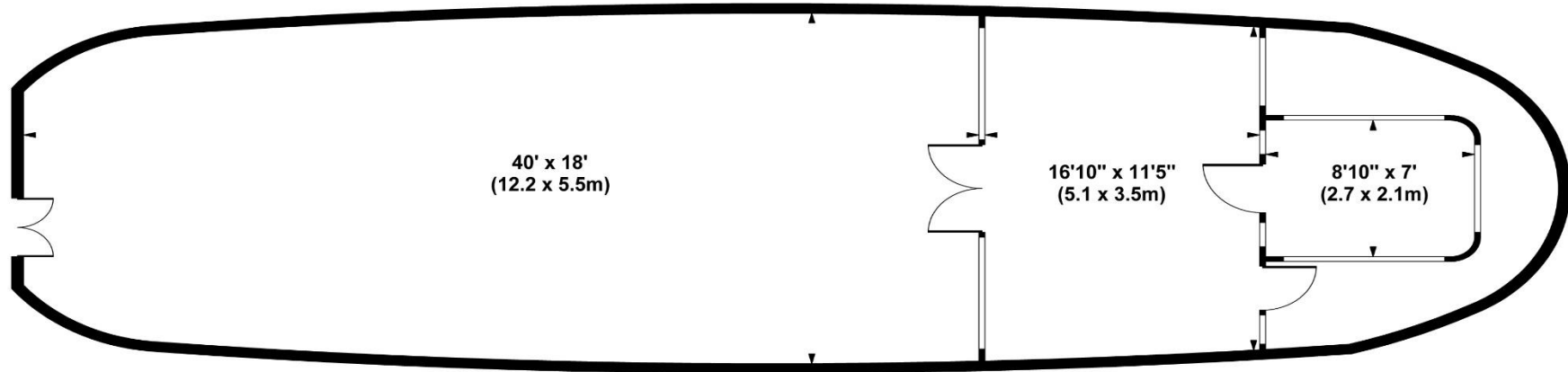
The vessel has central heating fed from an independent diesel fired boiler below decks, in addition there are 2 onboard generators, the vessel is wired for shore power, has a sewage holding tank and water tanks. The vessel was built in 1971 with an overall length of 95 ft and 20ft wide and a draft of just under 4 ft. Below decks there is an abundance of dry storage space.

£445,000

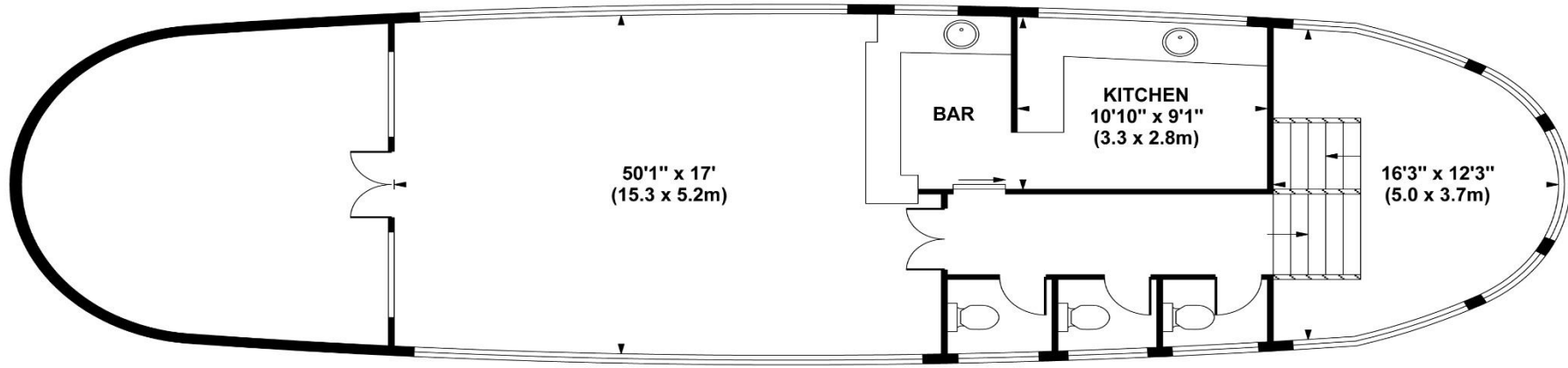
Freehold







FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2095 SQ FT / 195 SQ M

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