
Absolute Homes
Emanuelle





Emanuelle

Price £49,999

DESCRIPTION

We are very pleased to be offering to the market this 70’ x 12’6 Dutch Barge dating from approximately 1890 and offering tremendous opportunity to improve on its present finish with a pretty much blank canvas for re-arranging the existing accommodation which covers 1,470 square feet internally with additional areas to fore and aft decks giving a total of 1,601 sq ft of space.

The accommodation is presently arranged over 2 levels with a 36' wheel house/lounge, 3 bedrooms , large kitchen, full bathroom and separate cloakroom, an abundance of storage space, very good head height on both levels and 2 additional outside areas deck side.

This would make an amazing live-a-board floating home with the option of cruising with the 195 horse diesel Daf 6 cylinder engine.

This vessel is very much a project however once completed will be a stunning example of life on the water.

Early viewing is strongly suggested.

STAR POINTS

- Name: Emanulle
- Price: £99,950
- Style: Dutch Barge
- Builder : Scheepswerf Drewes Hoogezand
- Water Tank : 500L
- Fuel Tank: 500L
- Black Water Tank : 250L
- EPC: exempt
- Council Tax: N/A







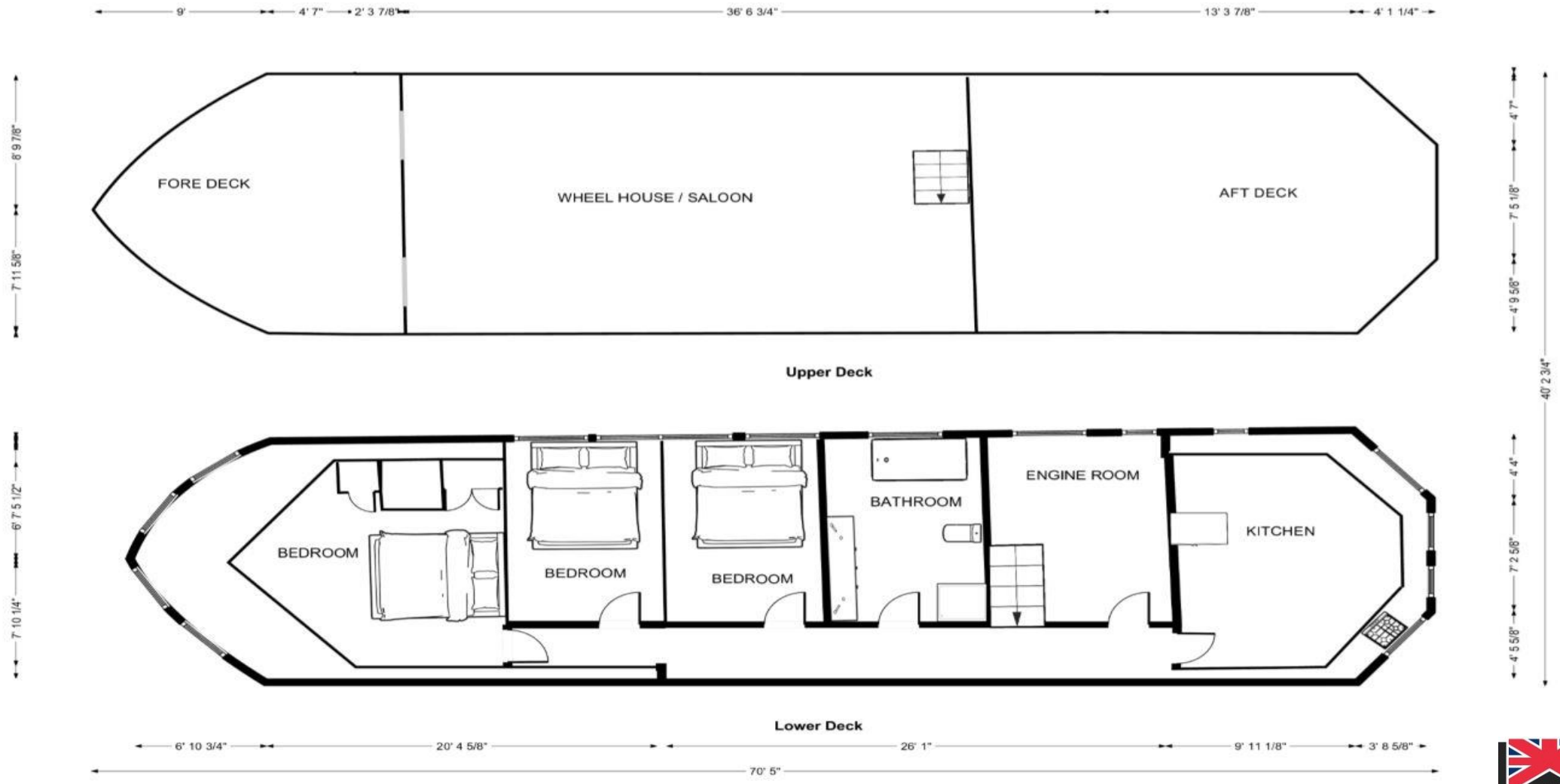






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(148.8 sq m / 1601 sq ft including external deck)



absolute-homes.co.uk ✆01784 557 898 ✉ info@absolute-homes.co.uk

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.