

**101 Rue De Nimes**  
Broussard, LA 70518

**LATTER & BLUM**

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**MLS# 2500003346**



**\$950,000**

**4 Bedrooms | 3.5 Bathrooms | 3,446 Sqft**

Welcome to 101 Rue de Nimes--a custom-built sanctuary of style and comfort. Home is more than just a place; its a feeling, a lifestyle, and a refuge, and this residence brings that to life in every detail. Built by Ragin Cajun Construction, it offers a perfect blend of thoughtful design, showcasing intricate ceilings, brick accents, exposed beams, elegant crown molding, premium appliances, beautiful flooring, and stunning countertops. Located on a cul-de-sac street with picturesque corner lot beside a tranquil pond, you'll enjoy the soothing sound of the fountain from your covered patio, complete with an outdoor fireplace and full kitchen--perfect for year-round Louisiana style entertaining. The triple split floor plan provides both privacy and flexibility, with one wing featuring a bedroom, full bath, and private exterior access, ideal for a mother-in-law suite or private quarters. Additional features include a three-car tandem garage, a welcoming front porch, and a professionally installed 36 KW Generac whole-home generator. Lots of custom upgrades were added during construction, including heat pump AC, solid wood interior doors, fiberglass exterior doors, custom millwork, exquisite mosaic tile, ShowerGuard glass in the master shower, and special LED dome ceiling features. Exterior and structural improvements include a premium garage door, Italian



**Arla Slaughter**

Phone: (337) 344-5263

Latter & Blum

Office: (337) 233-9700

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