1016 Will Guidry
Breaux Bridge, LA 70517

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MLS# 2600001676







$220,000

3 Bedrooms | **2** Bathrooms | **1,769** Sqft

Welcome to 1016 Will Guidry Road in Breaux Bridge, located on a quiet dead-end street with no thru traffic and situated in the highly sought-after Cecilia School District. This well-maintained 3 bedroom, 2 bath brick home sits on over an acre and offers 1, 769 square feet of comfortable living space. Built in 1978 on a slab foundation, this home features a durable metal roof (15 years old), double-paned windows (15 years old), and a 2.5-ton HVAC system that is 10 years old. The 60-gallon water heater is 8 years old. The ages stated herein are all approximate. The home has never experienced foundation issues or termite problems. Inside, you will find real wood flooring in the family room and the bedrooms, with tile throughout the remaining areas of the home. The kitchen offers tile countertops, abundant cabinet storage, and appliances that will remain with the sale. A spacious laundry room includes convenient backyard access. The covered carport includes double-door storage with attic access for additional storage needs. In the backyard, you will find two storage buildings--one smaller and one larger--providing plenty of space for tools, hobbies, or equipment. Sellers will install an advanced sewer system prior to closing. Remaining items are negotiable with an acceptable offer. This property combines peaceful country-style living with practical

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