

8330 La-343
Maurice, LA 70555

 **LOGO** COMING
SOON

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MLS# 2600005527



\$1,600,000

4 Bedrooms | 2 Bathrooms | 2,159 Sqft

GATOR OAKS!! Traveling on Hwy 343 near Meaux, you can't help but admire this beautiful property and its rows of 35+ year old live oaks. It contains a total of 44.9229 acres+- and is surrounded by an 8' high-fence with an automatic front gate ready for the livestock and/or exotic wildlife of your choice. There is also a small fishpond/watering hole surrounded by several pecan trees with about 10 acres+- of wooded cover already in place! It features about 530 ft of frontage along Hwy 343 with additional access from Luther Road at its NW/corner and is divided by a meandering coulee. This property is unzoned and unrestricted, with the majority of it including the home NOT in a flood zone that requires insurance! This very unique and custom-built steel framed barndominium with metallic exterior walls and spray foam insulation contains a total of 3,455 sf. of air-conditioned living area divided by a large outdoor living space with v-grooved center match ceilings, automatic roll down screens and a brick wood burning fireplace. The main living contains 2,159 sf. and features 4 bedrooms, 2 baths, laundry, a large open kitchen, dining and living room with vaulted ceilings, custom cabinets, large island, granite and composite countertops and a wood burning stove. The additional 1,296 sf. of living area features a large open game room with



James Noel Jr.
Phone: (337) 652-6260
Sunrise Realty LLC

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