

1283 Courtableau
Arnaudville, LA 70512



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MLS# 2600006893



\$179,000

3 Bedrooms | 2 Bathrooms | 1,250 Sqft

Completely Updated & Move-In Ready with Bayou Views! Welcome home to this beautifully renovated 3 bedroom, 2 bath home offering approximately 1,250 square feet of stylish, modern living. Every detail has been thoughtfully updated, from the fresh interior and exterior paint to the stunning finishes throughout. The kitchen is sure to impress with fun navy-painted cabinetry accented by elegant gold hardware, gorgeous quartz countertops, and plenty of space for cooking and gathering. New luxury vinyl plank flooring flows throughout the home, creating a seamless and low-maintenance living space. Outside, you'll appreciate the spacious attached double carport and a large barn-style building that's perfect for hobbies, tools, or extra storage. The backyard is the true showstopper, overlooking scenic Bayou Fuselier, an ideal setting for fishing, kayaking, or simply relaxing while enjoying the peaceful waterfront views. Whether you're searching for your first home, looking to downsize, or seeking a smart investment opportunity, this property checks all the boxes. Its convenient location also makes it an excellent option for an Airbnb or student rental with an easy commute to ULL or LSUE. Located just minutes from I-49 and close to the charming communities of Sunset, Grand Coteau, and Arnaudville, you'll enjoy small-town charm with quick



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