

509 Saint Victor
Abbeville, LA 70510

 **LOGO** COMING
SOON

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MLS# 2020022444



\$339,999

4 Bedrooms | 4 Bathrooms | 3,152 Sqft

PRICED BELOW RECENT APPRAISAL! MOTIVATED SELLER! UNZONED! This property is currently used as a private residence however, it would make an adorable cafe, coffee house, boutique or office space!!! Charming Two-story Colonial Home is located in the heart of historic Abbeville! Just a couple doors down from the Library! This home has been through a total remodel! Current owner has replaced: windows, electrical and plumbing throughout the home. NEW KITCHEN featuring granite countertops and all new appliances. All kitchen Appliances stay with the home, as well as the washer and dryer. Downstairs features a bedroom with a full bath, living space and a flex space. Upstairs there is plenty of space for guests to have full privacy. There are three bedrooms and two full bathrooms, PLUS 2 additional living/flex spaces to do whatever you envision! Enjoy your cup of coffee or adult beverage on the front porch! Out back is a new concrete patio, storage shed and a greenhouse. Call for your showing today and take a walk through this unique property!



Tina Jones

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LPT Realty, LLC

For full listing details, please scan:

