1010 Eaton
Abbeville, LA 70510

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MLS# 2600006700







$159,000

3 Bedrooms | **2** Bathrooms | **1,305** Sqft

Charming Abbeville Home with Detached Workshop & Outdoor Space Perfectly situated just minutes from historic downtown Abbeville, this charming 3-bedroom, 2-bathroom home offers a great balance of accessibility and modern living. The location provides easy access to nearby community events, including local festivals and vibrant farmers markets. The property is also located within the Eaton Park Elementary school boundary. Inside, the home features an updated kitchen that serves as the centerpiece of the living space. It is equipped with elegant granite countertops, a stylish contemporary backsplash, and functional finishes. For enhanced energy efficiency, the home features an impressive 4 feet of attic insulation, helping to maintain comfortable indoor temperatures throughout the seasons. The spacious backyard features a detached 30x25 workshop equipped with a roll-up door, a convenient half bath, and dedicated storage space. This versatile structure also includes a large integrated patio and an outdoor kitchen space complete with pre-run propane lines, creating an excellent area for outdoor dining and gatherings. Offering practical peace of mind, the property features several structural and financial upgrades, including a brand-new 2026 steel roof with a transferable warranty, along with prepaid, transferable flood



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