9103 Leblanc
Abbeville, LA 70510

LOGO COMING SOON

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MLS# 2600006705







$170,000

3 Bedrooms | **3.5** Bathrooms | **2,200** Sqft

Looking for a property that breaks the mold and offers endless income potential? Conveniently located close to the new SpaceX Facility. Roof was replaced in 2020 too. Situated on a spacious 1-acre lot in sought-after Vermilion Parish, this iconic 2-story A-frame property offers character, flexibility, and space to grow. The Highlights: Classic A-Frame Architecture: Soaking in natural light with dramatic vaulted lines, this 2-story layout features a cozy main living area, plus an extra bonus room ideal for an office, playroom, or additional bedroom. Attached Beauty Salon / Commercial Space: Run your business right from home! Complete with its own dedicated setup, this attached shop is perfect for a hair stylist, esthetician, or small home business--saving you overhead costs. Massive Back Shop: A mechanic's, craftsman's, or hobbyist's dream! The expansive detached workshop in the back provides tons of storage for equipment, boats, projects, or a commercial trade setups. Location & Schools: Zoned for the top-rated Erath school district and ideally situated with a quick commute to both Abbeville and Youngsville. Enjoy quiet country living without sacrificing proximity to dining, shopping, and town amenities. Investor & Sweat Equity Special: This home needs a little TLC, offering a blank canvas to bring your vision to life and build significant value



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For full listing details, please scan: