

222 Katy
Franklin, LA 70538



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MLS# 2600002163



\$289,900

3 Bedrooms | 3 Bathrooms | 3,203 Sqft

LOCATION LOCATION LOCATION! Rare Bayou Teche Estate - Waterfront Living Meets Total Peace of Mind. Welcome to your private waterfront escape on the scenic Bayou Teche, backing near to the protected beauty of the Bayou Teche National Wildlife Refuge--meaning no rear neighbors and uninterrupted natural views for years to come. Situated on approximately 0.8 acres, this spacious 3-bedroom, 3-bath home offers over 3,200 square feet of living space designed for both relaxing and entertaining. Large rear-facing windows bring the outdoors in, filling the home with natural light and showcasing the peaceful bayou setting. Major updates have already been completed--including a new roof, updated HVAC system, and electrical improvements--giving buyers confidence and a solid foundation to make the space their own. Step outside to a backyard that truly defines Louisiana living, with direct water access for boating, fishing, or simply enjoying the view. The outdoor space offers the perfect opportunity to create a custom waterfront retreat tailored to your vision. Opportunities like this--combining waterfront access, privacy, land, and major system updates--are rare in Franklin. This is more than a home--it's a lifestyle on the water. Key Features: Direct Bayou Teche Frontage Backs near the National Wildlife Refuge NEW



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