

2527 Charles Burr
Opelousas, LA 70570



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MLS# 2600009511



\$680,000

4 Bedrooms | 1.5 Bathrooms | 2,582 Sqft

****A Rare Opportunity to Live, Work & Enjoy the Land**** Set across 22 peaceful acres, this unique property offers a rare combination of comfortable living, recreation, and agricultural potential. Thoughtfully divided into approximately 4 acres surrounding the main residence, a 1-acre warehouse/workshop site, and 17 acres of agricultural land, the property offers space and versatility that is increasingly hard to find. The 4-bedroom, 1.5-bath main home provides a comfortable place to settle in and enjoy the quiet surroundings, with a pool for relaxing and entertaining. A guest cottage, carport, and covered garage add convenience and flexibility for family, guests, or additional space. For those needing room to work, create, store, or operate a business, the property features an impressive ****5,000+ square-foot workshop/warehouse****, as well as an RV port with ****six roll-up overhead doors****, providing exceptional access and functionality. Beyond the improvements, the land is where this property truly stands apart. A stocked fishing pond creates a peaceful recreational setting, while approximately 7 acres of crawfish ponds offer agricultural potential. The property is equipped with both a ****3-inch submersible pump** and a ****4-inch submersible irrigation pump****, adding valuable infrastructure for the agricultural acreage. Whether you're



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