1087 Theobald
St. Martinville, LA 70582

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MLS# 2600009535







$415,000

4 Bedrooms | **3** Bathrooms | **3,420** Sqft

Escape to your own private Acadiana sanctuary without sacrificing city conveniences. Situated on 13 sprawling, picturesque acres framed by magnificent mature live oaks and pecan trees, this remarkable 4-bedroom, 3-bathroom residence offers the ultimate blend of peaceful rural living and seamless accessibility to Downtown Lafayette, Breaux Bridge, and Broussard. Home Highlights & Features: Spacious Interior Living: Boasting 3, 420 sq. ft. of climate-controlled living space, this home features a thoughtful split floor plan that provides privacy for the primary suite while keeping gathering areas open and inviting. Versatile Office Space: Includes a dedicated home office, perfect for modern remote work, virtual learning, or a quiet reading room. Expansive Bonus Space: An additional 1, 800 sq. ft. of unfinished second-story space provides unlimited potential--ideal for a future game room, home theater, additional bedrooms, or a secondary living suite. Warm Gathering Spaces: The living room serves as the heart of the home, centered around a cozy wood-burning fireplace that adds authentic rustic warmth and charm. Outdoor Living & Entertaining: Enjoy morning coffee or evening sunsets from the grand front porch, or host weekend gatherings on the 12x16 covered rear deck overlooking your expansive acreage. Whether you dream of a



Lucius Hornsby
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Keller Williams Realty Acadiana

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