

25181 Pintail
Abbeville, LA 70510



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MLS# 2600009727



\$975,000

Waterfront living meets income-producing potential at the junction of the Vermilion River and the Intracoastal Waterway! This unique property combines a fully furnished four-bedroom, two-and-a-half-bath home with an established, profitable 10-site RV business and extensive boating amenities. Approximately 300 feet of bulkhead, six electric boat lifts, and a boathouse with an ice maker, half bath, and fish-cleaning station make this a standout waterfront retreat. Located steps from the public boat launch, the property also offers covered parking, covered RV and boat parking, and additional storage. Nine security cameras and an owned surveillance system are included. Access the main home by stairs, bridge, or cargo lift. Inside, wood laminate flooring in the main living areas and stainless steel appliances complement comfortable, fully furnished accommodations. A wraparound porch and screened-in porch offer inviting places to unwind, enjoy the peaceful setting, and take in the incredible water views. The outdoor kitchen and entertaining area features real wood floors and its own full bathroom, creating a separate, camp-style gathering space ideal for hosting after a day on the water. With an operating RV business, extensive waterfront improvements, and room to gather, this property offers an exceptional combination of recreation,



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