

1862 Bushville
Arnaudville, LA 70512



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MLS# 2500003569



\$1,800,000

Historic Creole Colonial Estate and Bed & Breakfast Business Built in 1796, Maison St phanie is a rare Creole Colonial estate offering both historic significance and proven business potential. Nestled on 18+ acres along the Bayou Teche in Arnaudville, this property currently operates as a successful bed & breakfast and event venue, drawing guests seeking history, culture, and authentic Louisiana charm. The main residence features 5 bedrooms, 7 bathrooms, expansive dining areas, fireplaces, and a welcoming kitchen. Additional structures include: The Sally House - a 1-bedroom Acadian-style cottage with living area, kitchenette, and clawfoot tub. The Carriage House - 2 bedrooms, 2 baths, plus multiple living and dining spaces. Commercial kitchen for large-scale operations. Utility cottage, pigeon tower, and greenhouse, supporting both hospitality and agricultural uses. The grounds are equally impressive, with landscaped gardens, vegetable and herb beds, mature trees, and a tranquil, fish-stocked pond popular for weddings, retreats, and gatherings. Horse-ready acreage and additional development potential create opportunities for equestrian, agritourism, or recreational expansion. Maison St phanie combines historic designation, unique accommodations, and diverse revenue potential, making it a one-of-a-kind opportunity for



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