

776 Sand Pit
Arnaudville, LA 70512

 **LOGO** COMING SOON

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MLS# 2600003693



\$1,899,000

4 Bedrooms | 3 Bathrooms | 2,690 Sqft

ADDITIONAL ACREAGE AVAILABLE!! Set on 45 picturesque acres, this exceptional 4-bedroom, 3-bath estate offers the ideal blend of refined country living and fully functional ranch infrastructure--perfectly suited for equestrian use or cattle operations. The land is thoughtfully divided into several fenced pastures, enhanced by high-tensile fencing and a newly installed catch pen positioned for seamless livestock management. Gates span the driveway for efficient movement of animals and equipment, while multiple workshops and additional storage sheds provide ample space for operations of any scale. A newly added equipment shed with drive-through trailer access, pump shed, and three water wells further elevate the property's functionality and long-term sustainability. Beyond its working capabilities, the setting is truly special--majestic live oak trees create a park-like atmosphere, complemented by a tranquil fishing pond and wide-open green space that offers both beauty and privacy. Tucked away from the road, this property delivers the peaceful seclusion buyers crave. Inside, the home has been thoughtfully refreshed with a full interior repaint, upgraded flooring, and a beautifully updated kitchen and primary bathroom. Large windows frame serene views of the surrounding landscape, bringing natural light and the outdoors



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