

310 Larriviere
Youngsville, LA 70592

 **LOGO** COMING
SOON

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MLS# 2600008577



\$289,999

3 Bedrooms | 2 Bathrooms | 1,440 Sqft

Set on 2.6 acres just minutes from Southside High School, this like-new 2024 manufactured home offers room to spread out, inside and out. The three-bedroom, two-bath layout features nine-foot-plus ceilings, a kitchen island, and a separate flex space for a home office, game room, or additional living area. The primary suite includes a double vanity, separate shower, soaking tub, and walk-in closet. Outside, there's more to work with than just a backyard. A large barn with a covered arena provides space for livestock, equipment, hobbies, or storage. An additional rental site is already set up on the property, offering another possibility to explore. Buyers should verify permitted uses and any requirements for additional homes, rental use, or future development. An 18-foot-wide private driveway provides access to the property. The property is in Flood Zone X and is serviced by a septic system, well water, and SLEMCO electricity. The barn's electricity is currently connected to another address and needs to be connected to the same service as the mobile home. Road improvements are currently underway in the area. **DO ENTER THE PROPERTY WITHOUT PERMISSION.**



Susan Theriot
Phone: (337) 288-0450
eXp Realty, LLC

For full listing details, please scan:

