

114 Rue Des Bouvier
Youngsville, LA 70592

 **LOGO** COMING
SOON

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MLS# 2600008971



\$364,900

4 Bedrooms | 2 Bathrooms | 2,486 Sqft

GREAT OPPORTUNITY TO ASSUME EXISTING LOAN AT 4.625% INTEREST RATE!! Prepare to be impressed by this immaculately kept 4-bedroom, 2-bath home with flex space on a generous lot in the heart of Youngsville! Features include a spacious living area with corner ventless fireplace, formal dining, and split floor plan. The large primary suite features a walk in tub, double vanities, walk in closet, and custom separate shower. If you love to cook & entertain this updated kitchen has counter and cabinet space galore, complete with gas range, stainless steel appliances & flows seamlessly into a bonus space perfect for large gatherings with views of a spacious backyard. Outside highlights include a 20x30 climate control shop with water, electricity, and attic space. With extra upgrades to include fresh exterior paint, Generac 20KW whole-home generator, and HVAC air purification system. A great family home that qualifies FHA, USDA, VA with no HOA Schedule your showing today!



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