728 Beau Chene
Erath, LA 70533

LOGO COMING SOON

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MLS# 2600003527







$125,000

3 Bedrooms | **2** Bathrooms | **1,796** Sqft

Nestled in the heart of Erath, this solidly constructed three-bedroom, two-bathroom residence offers a perfect blend of structural integrity and creative opportunity. Known for being situated within highly sought-after school districts, this property presents an ideal foundation for those looking to plant roots in a community that values education and small-town charm. The interior of the main house welcomes you with an expansive open floor plan that seamlessly connects the large living room area to the kitchen. This airy layout is perfect for modern living and entertaining, providing a sense of space that is both inviting and functional. While the home has been meticulously built and maintained, it offers a wonderful canvas for cosmetic upgrades, allowing the next owner to infuse their personal style and modernize the finishes to their exact taste. Beyond the main residence, the property features a truly unique and versatile addition. Located at the rear of the lot is a separate mother-in-law suite, complete with its own enclosed garage. This secondary living space provides incredible flexibility, whether utilized as a private guest house, a dedicated home office, or a potential rental opportunity. With its sturdy bones and exceptional location, this Erath gem is ready for a visionary buyer to unlock its full potential.

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