

**1351 Doctor Beatrous Rd**  
Theriot, LA 70397



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SOON

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**MLS# 2024021067**



**\$199,000**

**4 Bedrooms | 2 Bathrooms | 2,409 Sqft**

Highly Motivated Sellers! Priced well below appraised value! You can buy this home and immediately move in with substantial equity. This stately home offers the perfect blend of beauty and space! Sit and enjoy yourself along the banks of Bayou Dularge Canal. The home has four bedrooms downstairs and two bonus rooms upstairs, providing ample space to enjoy. The large open dining and living room is a standout feature, additional downstairs room can be used for an office or formal living room. The exterior has been freshly painted, including the storage building and workshop. Additionally, the home has working shutters, a new sewer treatment plant, new AC, a new roof, and a spacious screened-in porch. The large lot also boasts mature oak trees to enjoy!!



**Melinda Duncan**

Phone: (985) 414-4255

Dream Home Realty, LLC

For full listing details, please scan:

