

40010 Farm Rd
Gonzales, LA 70737



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MLS# 2024021718



\$575,000

3 Bedrooms | 4 Bathrooms | 2,751 Sqft

Elegant French Chateau located just outside the city limits on 1.12 Acres. Land is high and dry, no flood insurance required and no HOA dues to pay, although it is a very restricted subdivision. Three bedrooms downstairs with 3.5 baths and 1 bedroom efficiency upstairs with its own kitchen and full bath and private entrance. Lots of under roof space with 4 car garage and 374 square feet covered back porch (outdoor kitchen). Open Floor plan with cathedral ceiling in the Living Room that is open to the Kitchen and Dining Room. The kitchen features 3 cm granite counter tops and an oversized island with vegetable sink, gas Jenn Air downdraft cooktop stove and wall oven. A large walk-in pantry for the cook in the home, overhead cabinet lighting, lots of stained millworks with built-ins. This unique custom-built home has a Primary Suite that includes two separate His and Hers Baths, one with a large corner whirlpool tub and double vanities and wrap around closet and His offers large standup shower with multi sprayers, vanities and walk-in closet. Speakers are in most areas of the home that will remain. The outdoor kitchen has a gas cooktop, large sink in the bar with 3 cm granite countertops. As an extra perk, they just bought a new large 6-person Hot Tub for the outdoor patio (Never Used). Oh, and let s not forget the Chicken Coup filled with chickens and two



Sherri Bussey

Phone: (225) 413-4245

Real Estate One Group, LLC

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