

2326 N Villere St
New Orleans, LA 70117

 **LOGO** COMING
SOON

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MLS# 2025003201



\$139,000

1 Bedroom | 1 Bathroom | 725 Sqft

Refresh this amazing gem with some TLC!! This home has GOOD BONES. Cozy 1BR/1Bath Cottage, shot-gun style, in the very vibrant New Marigny Historic District. This home comes with its very own Private Dedicated Off-Street Parking Pad!! Spacious Kitchen. French Doors from bedroom to fenced-in Courtyard. N Villere Street Reconstruction Project just completed with beautiful brick cobblestone patterned areas for on-street parking. PRIME LOCATION!!! - Walk to French Quarter, St Roch Market, St Claude Arts District, Elysian Fields Ave, and bus route. Enjoy this vibrant lifestyle close to art galleries, restaurants, music venues, coffee shops, boutiques, parade routes, and cultural events. Easy access to I-10 towards downtown, Metairie, and New Orleans East. Located in Zone X - flood insurance not required. Buy this one for yourself or as investment property. Needs some work but it's a rare opportunity!



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