

**7613 Hwy 56**  
Chauvin, LA 70344



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**MLS# 2025004623**



**\$523,000**

**4 Bedrooms | 2 Bathrooms | 1,739 Sqft**

Discover the ultimate fishing camp in Cocodrie, LA a once-in-a-lifetime retreat nestled in the heart of Sportsmen's Paradise. From the moment you arrive, you'll be captivated by the sweeping south LA marsh views, the tranquil sounds of the bayou, and the spectacular sunsets that fill the horizon. Offering approximately 1,850 sq. ft. living on a generous 60' x 135' owned lot, this property truly redefines luxury on the bayou. The welcoming entrance ushers you into an open-concept kitchen and living area ideal for entertaining guests after a day on the water. A beautifully paved driveway with ample parking leads you straight to a convenient freight elevator, simplifying the task of transporting gear and groceries. Inside, the fully furnished camp comfortably sleeps 12 with 4 bedrooms and 2 baths. Retreat to the serene master suite with its king-size bed or rest easy in the mini-master's plush queen. Two additional bunkrooms, each sleeping four, ensure everyone has their own cozy space. No detail has been overlooked, from the built-in 8' x 12' storage area to the onsite ice machine and fish-cleaning station everything you need for an effortless fishing adventure. Step outside, and you'll find a private dock perfect for casting a line or parking your boat in one of the 2 boat slips with electronic lifts. Within minutes, you can reach the world-famous



**Melanie Rogers Bruce**  
Phone: (985) 790-9205

**KELLER WILLIAMS REALTY BAYOU P**

For full listing details, please scan:

