

804 Forty Arpent Rd
Thibodaux, LA 70301

 **LOGO** COMING
SOON

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MLS# 2025006309



\$130,000

3 Bedrooms | 2 Bathrooms | 1,009 Sqft

Big Potential on Nearly an Acre Mobile Home, Office Shed & Room to Grow! Looking for space, flexibility, and investment potential without breaking the bank? This just-under-an-acre property could be exactly what you're looking for! The front lot features a 3-bedroom, 2-bath mobile home. A large detached carport sits out front, and a storage shed has been thoughtfully converted into a home office perfect for remote work, hobbies, or extra storage space. A shared driveway secured by a beautiful electric gate leads to a second mobile home located on the back half of the property. That second home is also for sale, offering a rare opportunity to own both parcels together. Utilities are already in place for the front home, giving you a head start whether you're moving in or renting it out. Buy one or both and explore the potential to place additional homes on the property for rental income (with proper approvals). There's room to grow and plenty of opportunity! Affordable land with this kind of flexibility doesn't come around often, so come take a look and imagine the possibilities!



Andrew Benoit-Naquin

Phone: (985) 414-9331

KELLER WILLIAMS REALTY BAYOU P

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