

**47493 Hwy 22**  
**St Amant, LA 70774**



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**MLS# 2025006467**



**\$115,000**

**2 Bedrooms | 1 Bathroom | 840 Sqft**

This charming newly updated 2-bed, 1-bath manufactured home offers 840 sq ft of completely refreshed living space. Perfect for first-time buyers or as an investment opportunity! Step inside to discover the thoughtfully designed open floor plan with brand new vinyl plank flooring throughout. No Carpet! The kitchen features solid countertops, a practical breakfast bar, and an electric range. The primary bedroom provides a comfortable retreat, while the bathroom features new sinks and a new shower head. The exterior and interior have been newly refreshed with a crisp, clean coat of paint, giving the space a vibrant new look. New ceiling fans and light fixtures add both style and function to this cozy home. Fridge, washer, & dryer to remain! Outside, you'll appreciate the practical upgrades including a new metal roof, new wood skirting, a welcoming new porch, and a fresh storm door! Beneath the new porch lies a spacious enclosed area perfect for all your storage needs. The well system boasts a new water pump, and the heating and cooling system has been professionally cleaned and serviced. Great location! This property stayed high and dry during the 2016 floods! With gravel being added to extend the driveway to the home, this refreshed manufactured home is ready for its new owner! Call to schedule your private showing today!



**Rae Broussard**

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