

4346 Folkes Rd
St Francisville, LA 70775



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MLS# 2025008408



\$859,000

4 Bedrooms | 3 Bathrooms | 2,914 Sqft

Nestled in the southern part of West Feliciana Parish, only 29 minutes to the Baton Rouge airport, is this timeless, versatile and well maintained 4-bedroom, 3.5-bathroom residence sits on a secluded 6.45 acres adorned with mature live oaks, camellias and azaleas. The charming and spacious home has an open floor plan encompassing the breakfast room, kitchen and living room. There is also a space for a formal dining area, playroom or sitting room. The home boasts beautiful wood flooring and brand-new energy efficient windows throughout. The mornings begin with a cup of coffee enjoyed in the peace and quiet of your front porch or screened in back porch while listening to the sounds of nature. The airy outdoor living and full feature kitchen area is perfect for entertaining, cooking and creating happy memories. The two-car carport area includes a bedroom and bath guest room plus 332 sq. ft upstairs air-conditioned bonus room presenting endless possibilities as an office, game room, hobby space, or exercise/yoga space. Enjoy the large workshop approximately 2835 sq ft with electricity, water and partially air-conditioned. This workshop can serve many purposes .. storage for lawn equipment and tools, workshop and an outdoor section that would be perfect for horses or livestock. Finally, for the gardening enthusiasts there is a



Claire Rivette

Phone: (225) 354-9929

Landry Team Real Estate, L.L.C.

For full listing details, please scan:

