

**3111 Highway 1 South**  
Donaldsonville, LA 70346



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**MLS# 2025009281**



**\$425,000**

**5 Bedrooms | 3 Bathrooms | 4,287 Sqft**

This beautifully appointed residence, sitting on 1.56 acres, boasts unique architectural features and thoughtful custom touches throughout. This location, in Donaldsonville, offers a short and convenient commute to several newly announced industrial development projects making it both a peaceful retreat and a smart investment. In the kitchen, you'll find exposed brick, a hidden coffee bar, a spacious walk-in pantry, two ovens, and a gas cooktop perfect for everyday cooking or hosting. A cozy breakfast area, located off the kitchen, is ideal for morning gatherings. The inviting living room features a striking beamed ceiling, a massive brick fireplace and custom built-ins, seamlessly flowing into a large sunroom designed for entertaining. With a built-in bar at one end and direct access to a spacious open patio, this sun-soaked space is perfect for celebrations or quiet relaxation. On the other side of the living room, a raised formal dining room adds an elegant touch to your hosting options. Upstairs, a generous open bonus area leads to the bedrooms, offering flexible space for a playroom, media room, or home office. Each bedroom includes built-in features that maximize space and style. Outside you'll find an attached workshop and greenhouse, while the tree-shaded backyard and large front porch offer serene spaces to unwind.



**Charisse Hanchey**  
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For full listing details, please scan:

