

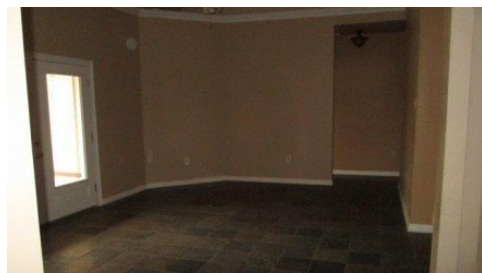
**855 Bayou Paul Ln**  
St Gabriel, LA 70776



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**MLS# 2025009656**



**\$239,900**

**3 Bedrooms | 3 Bathrooms | 2,493 Sqft**

Seller will not complete any repairs to the subject property, either lender or buyer requested. The property is to be sold in AS IS condition. \*SELLER TO PROVIDE OWNER TITLE POLICY IF BUYER ELECTS TO CLOSE WITH SELLER'S CLOSING AGENT. \*\*DEPOSIT WILL ONLY BE ACCEPTED IN THE FORM OF A CASHIER'S CHECK. \*DEPOSIT TO BE HELD BY SELLING BROKER. \*\* FREDDIE MAC FIRST LOOK OFFERS FOR OWNER OCCUPANTS FOR THE FIRST 30 DAYS OF LISTING IN MLS. Utilities are not on and Seller will not turn them on for inspections for safety reasons. Investors may submit an offer but it will not be considered during the first 30 days. \*Note when submitting offers, submit the buyer's name as it is to be taken on the title. If an investor is purchasing the property in a business name, you must submit the business name and owner's name of business.



**Angela Courtright**  
Phone: (225) 278-8882  
Burns & Co., Inc.

For full listing details, please scan:

