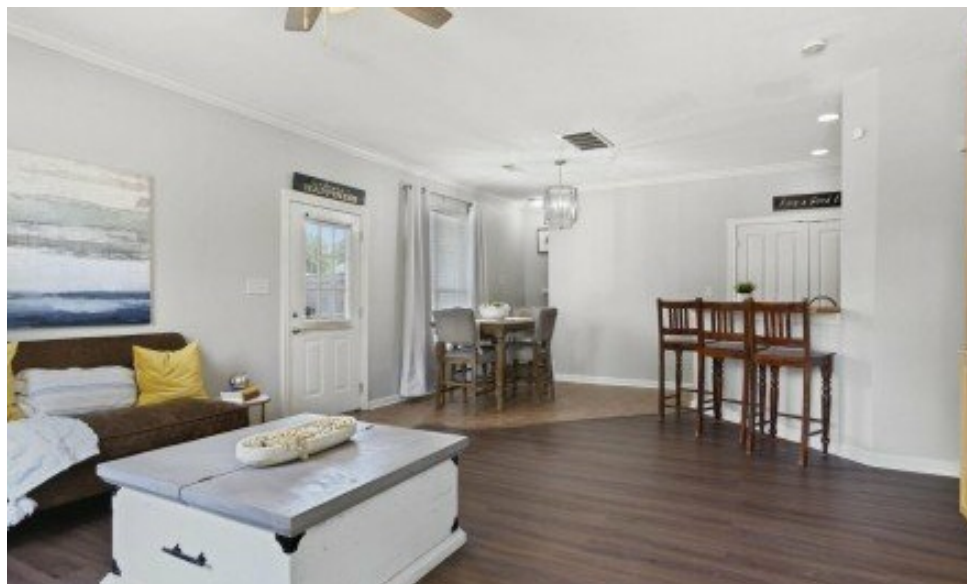


**4000 Lake Beau Pre**  
Baton Rouge, LA 70820

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**MLS# 2025014130**



**\$199,000**

**3 Bedrooms | 3 Bathrooms | 1,617 Sqft**

Welcome to this beautifully maintained, move-in ready 3-bedroom, 3-bath townhouse in the sought-after gated community of Lake Beau Pre, just minutes from LSU's campus. Each bedroom has the option of having their own bathroom - with one secluded suite upstairs large enough to have its own sitting area. Enjoy low-maintenance living with amenities including a resort-style pool, fitness center, movie theater, and a walking trail. Features include a private fenced patio with storage, all kitchen appliances, washer and dryer included. Dining table with chairs, bar stools, coffee table, dresser and day bed frame are negotiable. There are two covered parking spots and an abundance of visitor parking. The roof was replaced in July 2025. HOA covers lawn maintenance, garbage, and pool upkeep. Whether you're an investor, student, or someone looking for an excellent property close to campus, this townhouse checks all the boxes. Schedule your showing today before it's gone!



**Laura Buck Smith**  
Phone: (225) 413-3365  
The Market Real Estate Co

For full listing details, please scan:

