

**2070 Michel Delving Rd**  
Baton Rouge, LA 70810

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SOON

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**MLS# 2025014422**



**\$199,000**

**3 Bedrooms | 2 Bathrooms | 1,517 Sqft**

Charming and well-maintained, this two-story townhouse is conveniently located off Perkins Rd in South Baton Rouge. The layout features a downstairs primary bedroom, with two additional bedrooms upstairs ideal for privacy or a home office setup. The living room has vaulted ceilings and a cozy fireplace, creating an open and inviting feel. There is no carpet throughout, making maintenance easy. Enjoy the enclosed patio area for outdoor relaxation and a two-car garage for secure parking and storage. Major updates include a NEW ROOF, NEWER AC, and water heater, providing peace of mind. Refrigerator, washer, and dryer will remain. Currently leased through September 2025, this property is a great investment opportunity or future personal residence.



**Stephanie Gill**  
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For full listing details, please scan:

