

40244-56 Hanging Moss Lane
Ponchatoula, LA 70454



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MLS# 2025016626



\$300,000

4 Bedrooms | 3 Bathrooms | 1,889 Sqft

GREAT LOCATION AND GREAT PRICE for TWO residences and SEVERAL outbuildings situated on 7.93 acres, offering a tranquil and secluded atmosphere. Situated just minutes from downtown Ponchatoula, the first home (40244) features an oversized laundry room, a sunroom, and a master bedroom suite conveniently located away from the other bedrooms. While some updates have been completed, there remain opportunities for your personal touch. The property includes a storage shed and several outbuildings scattered throughout the acreage, enhancing its utility. Additionally, a pond is located at the southwest portion of the lot, providing further potential for development or recreation. Notably, this property has never experienced flooding, as it is situated primarily in flood zone X. The second home on the property (40256) is 1,514 square feet and includes 3 bedrooms and 2 baths. It is an adorable home that includes original hardwood floors, cedar lined closets, a sunroom, spacious kitchen, two separate living areas and all of the charm one would expect of a home built in the late 1950's. This property is located in flood zone "X" and has never flooded. neither home will qualify for FHA, RD OR VA financing. Cash or conventional financing ONLY!!!



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