

8314 Phillips Rd
St Amant, LA 70774



LOGO COMING
SOON

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MLS# 2025019382



\$220,000

3 Bedrooms | 2 Bathrooms | 1,432 Sqft

Attention Investors & Outdoor Enthusiasts! Discover your own fisherman's paradise with water views and the perfect spot to cast a line right from your back patio. This charming 3BR/2BA home features 1,432 sq. ft. of living space plus an attached 12 x 28 apartment/MIL suite (not included in living area) complete with a kitchen, bath, and washer/dryer hookups ideal for guests or extra income potential. Nestled on an 80 x 95 lot with a spacious driveway, this property also includes three additional lots: one next door (50 x 95, plenty of space to add an additional trailer for even more rent potential) and two across the canal (each 50 x 72). A rare chance to create your dream waterfront retreat or high-demand rental.



Tyler Terrebonne
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For full listing details, please scan:

