

19430 Avants Rd
Maurepas, LA 70449



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MLS# 2025019469



\$295,000

4 Bedrooms | 2 Bathrooms | 1,512 Sqft

Welcome to your own slice of paradise in Maurepas! This beautiful 10.24 acre property offers the perfect blend of country living and modern comfort within the top-rated Livingston Parish School District. The 2016 double-wide mobile home features 4 spacious bedrooms and 2 bathrooms with an open, inviting floor plan. The large kitchen island, gas stove, refrigerator, built-in microwave, and dishwasher make it ideal for everyday living or entertaining. Enjoy the convenience of a large laundry room with washer and dryer included, and a back door leading to an oversized deck perfect for relaxing and taking in the peaceful views. The split floor plan offers a private master suite with a large bathroom that includes a soaking tub, separate shower, and double vanity. Outside, you'll find a large barn with 2 stalls, a tack room, and a covered pavilion, plus a 12x24 portable storage building added in 2021. The property is partially fenced and ready for your horses, goats, and chickens truly a hunter's and homesteader's dream! The roof was replaced in 2024, and the home is HUD-approved for easy financing with Rural Development, FHA, and VA loans. Conveniently located near the roundabout connecting Livingston and Ascension Parishes, this property is just minutes from the Amite River and Diversion Canal, local restaurants, shopping, and entertainment.



Kara Horne

Phone: (225) 276-7765

Dawson Grey Real Estate

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