

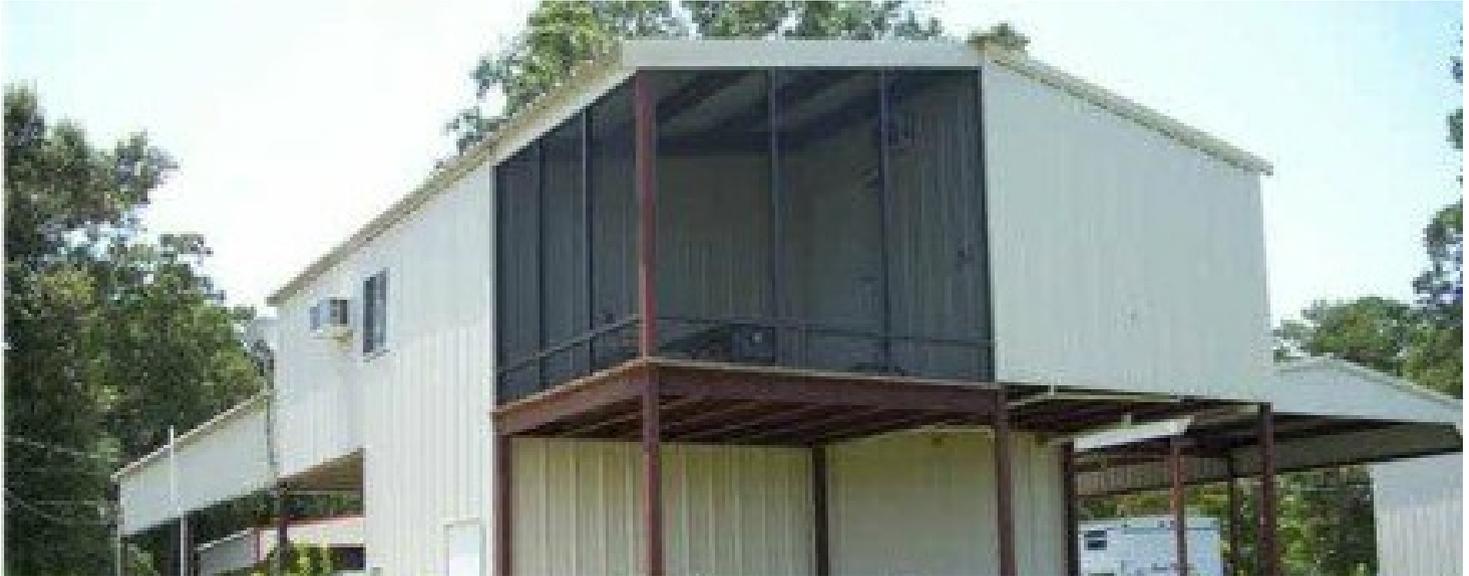
**18110 Cooper St**  
Port Vincent, LA 70726



**LOGO** COMING  
SOON

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**MLS# 200906220**



**\$125,000**

**1 Bathroom | 600 Sqft**

This neighborhood is the best-kept secret around. It's like coming home to "vacation" every day. Bring all the "toy's" and let the fun begin. Home is 2 years new. Oak cabinets, gas stove, microwave, refrigerator and pantry in kitchen. Full bath up, 3/4 bath down. Recessed lights, his/her closets, and ceiling fan. Stackable W/D up, also W/D hook ups down. Screen room up with view of the canal too. Inside Storage (12 x 24 with garage door and 2 service doors) and 10 x 24 outdoor storage are under roof. Concrete pad 24 x 40 under roof, 50/amp, water, and sewer at port for the RV. 12 x 24 under roof outdoor entertainment area with ceiling fans and sink. Beautiful landscaping around port for privacy. Simply said it's a 600 ft. studio with RV port. Located seconds to the Amite River in Port Vincent, Louisiana. This is a one of a kind camp about one hour from New Orleans, 30 minutes from Baton Rouge, and minutes to Prairieview, Gonzales or Denham Springs. . Wonderful location to relax, enjoy local restaurants, or explore/fish miles of scenic waterways only minutes from the "Diversion Canal" that leads to Lake Maurepas and on to the Gulf of Mexico. Could be rental income if you want to rent out RV Port. Presently rented mo/mo for \$550. Waterfront available check with agent for more info.



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