

804 Forty Arpent Rd
Thibodaux, LA 70301



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MLS# 202502245



\$200,000

3 Bedrooms | 2 Bathrooms | 1,009 Sqft

This just-under-1.5-acre property offers a fantastic opportunity for investors or buyers looking for an affordable project. The front mobile home features 3 bedrooms and 2 baths and is livable but ready for some updates. There is also a large detached carport and a storage shed already converted into a functional home office. Utilities are in place for the front home, making it easy to get started. Toward the back of the property sits a second mobile home that has been taken down to the studs ready for a full interior remodel and your creative vision. With plenty of space to work with, there is potential to add additional homes for rental income (with proper approvals). A shared driveway leads into the property, secured by a beautiful electric gate that adds privacy and helps keep unwanted visitors out. If you're searching for an affordable investment with room to grow, this property offers endless possibilities. Come explore what you can build here!



Andrew Benoit-Naquin

Phone: (985) 414-9331

KELLER WILLIAMS REALTY BAYOU P

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