

3536 Hwy 78
Livonia, LA 70755



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MLS# 2025022809



\$40,000

1 Bedroom | 1 Bathroom | 179 Sqft

Unique property offering a compact and versatile footprint. The main structure measures approximately 17 x 10 5 and includes one bathroom with a shower. A separate 8 x 8 storage shed is located behind the main building, providing additional utility space. The property has previously been operated as a small hair salon. The original shampoo bowl remains in place. Property is zoned residential, offering potential for a creative live/work setup, studio space, or minimalist living concept. Ideal for buyers seeking a unique space with flexible possibilities.



Cherie Jarreau

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CHT Group Real Estate, LLC

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