

**1946 Pericles St**  
Baton Rouge, LA 70808



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**MLS# 2026003625**



**\$335,000**

**2 Bedrooms | 1 Bathroom | 1,243 Sqft**

This adorable cottage is perfectly situated in one of Baton Rouge's most sought-after neighborhoods Poet's Corner. Enjoy an unbeatable location just minutes from local favorites including a neighborhood coffee shop, Zeeland Street Market, the LSU Lakes, and much more. Even better, this home sits directly along the beloved St. Patrick's Day parade route, adding to its unique charm and community appeal. Relax and unwind for hours on the inviting front porch, the perfect spot to enjoy morning coffee or evening gatherings. French doors welcome you into the living room, which flows seamlessly into a versatile office or sunroom space ideal for working from home, relaxing, or creating a cozy reading retreat. The kitchen features stainless steel appliances, granite countertops, a gas stove, slate flooring, and abundant storage. Both bedrooms are generously sized, while the bathroom showcases classic subway tile and a charming clawfoot tub with shower. A standout feature of this property is the detached guest house, offering excellent potential for rental income or private guest accommodations. Complete with its own kitchen, full bath with tub/shower combination, and stackable washer and dryer, it truly provides all the comforts of home. The spacious backyard is designed for entertaining, featuring an open patio and a fully fenced



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