

**1435 Hwy 55**  
Montegut, LA 70377



**LOGO** COMING  
SOON

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**MLS# 2025021712**



**\$110,000**

**4 Bedrooms | 3 Bathrooms | 1,729 Sqft**

Discover your amazing opportunity in Montegut with this great home on just over four acres of land. This spacious four-bedroom, three-bathroom house has so much potential to become your dream full-time residence or the perfect fishing and hunting camp. The property includes valuable batture, giving you direct access to the water right from your land. The location is excellent for those who love the water, as the public boat launch is under a five-minute drive away. You are also immersed in local culture, just ten minutes from the unique French immersion school, cole Pointe aux Chien, and the beautiful Chauvin Sculpture Garden. This is an awesome opportunity for the right person looking for a great location and plenty of land. Note: Due to the condition, this property will not qualify for most standard financing. Seller is offering Owner Financing to qualified buyers making this exceptional opportunity within reach!



**Amber Landry**  
Phone: (985) 237-3427  
Canal & Main Realty

For full listing details, please scan:

