

**12140 Oakline Acres**  
St Amant, LA 70774



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**MLS# 2025022952**



**\$349,000**

**3 Bedrooms | 2 Bathrooms | 1,910 Sqft**

Experience quiet living on a full one-acre estate in the heart of St. Amant. This 3-bedroom, 2-bath home features an open, light-filled layout, a gas range, and seamless flow into the main living areas. A wall of windows fills the living room with natural light, creating an ideal space for relaxing or entertaining. The centerpiece of the property is the fully insulated extra large 38x60 shop, complete with two automatic rolling doors, heating, air conditioning, electricity, and water. Perfect to store your boat, RV, four wheelers or whatever you would have to pay for to put in storage! An extra-large game room/flex space beside the shop includes electricity and water lines available, offering potential for a guest or mother-in-law suite, office, or private retreat. The property is newly partially fenced, with posts already installed around the entire perimeter, making completion simple and eliminating the heavy labor. A whole-house generator is in place and in need of repair, offering added value for a buyer willing to complete the touch-up. Located in one of Ascension Parish's premier school districts, this exceptional property delivers luxury, flexibility, and opportunity!



**Tyler LaBauve**

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