

172 Dominique Court
Theriot, LA 70397



LOGO COMING
SOON

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MLS# 2026004254



\$425,000

5 Bedrooms | 3 Bathrooms | 2,400 Sqft

SPORTSMANS DREAM ! Fishing and Hunting Paradise !!! Every thing is possible and the best fishing in the state right out the back door! Newly renovated, Luxury Fishing Camp in gated community at Falgout Canal , Dularge (Theriot) Louisiana - - 3 levels - 5 Bedroom - 3 Full Bathroom, 1 Half Bath - Gated Community in Marina, with launch, fuel, deli, grocery - Fully Renovated - (2)16ft x 40ft covered Boat Slips with direct access to Falgout Canal - Spray Foamed - 3 New A/C systems - all new plumbing and wiring - elevator (cargo lift) - long term leased land - Solid Sheeted walls - metal roof and exterior walls - luxury vinyl floors - granite / marble countertops 1hr 20 minute from NOLA. Under 2 hr drive from Baton Rouge or Lafayette *** Inside the Flood protection Levee / Locks Area *** MORGANZA TO THE GULF ***



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CHAUVIN REAL ESTATE AGENCY, L.L.C.

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