

729 Royal St
Baton Rouge, LA 70802



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MLS# 2025022581



\$299,000

3 Bedrooms | 2 Bathrooms | 1,806 Sqft

"Excellent turnkey investment opportunity! This property is tenant-occupied and leased through August 1, 2026, with monthly rent of \$1,700 and a \$850 security deposit. The lease will transfer to the new owner at closing and will remain in effect under its current terms until its expiration date. The buyer will assume all landlord responsibilities and cannot modify the lease or remove the tenants before August 1, 2026, unless mutually agreed upon.

Purchasing this property means inheriting the existing tenants, rental income, and lease terms through August 2026." Charming Historic Home in Beauregard Town. Nestled in the heart of the Beauregard Town Historic District, this beautifully preserved turn-of-the-century home blends timeless character with modern comfort. Offering 3 spacious bedrooms and 2 full baths, this residence features classic architectural details including 10-foot ceilings, original wood floors, door transoms, beadboard accents, and a cozy fireplace. Step onto the enclosed front porch/sitting room perfect for relaxing with a morning coffee or greeting guests. Inside, you'll find generously sized bedrooms, all with wood flooring. The primary bath suite is a true retreat, complete with ceramic tile flooring, a walk-in closet, double granite vanity, garden soaker tub, and a separate shower. The kitchen is both functional and stylish,



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For full listing details, please scan:

