

111 Swamp Dr
Bourg, LA 70343



LOGO COMING
SOON

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MLS# 202502344



\$226,500

3 Bedrooms | 2 Bathrooms | 2,087 Sqft

Situated on nearly a full acre (.83 acres) in the heart of Bourg, Louisiana, this solidly built home offers space, structure, and unlimited potential. The main living area features approximately 2,000 square feet of living space, with an impressive 3,400 total square feet under roof when including the garage and covered patio perfect for entertaining, projects, or expansion. A major highlight is the 23.5 x 30 workshop, ideal for a business, storage, hobbies, or equipment adding excellent functionality and value to the property. Key upgrades include a NEW ROOF installed after Hurricane Ida and an HVAC system replaced in 2019, offering peace of mind for years to come. While the interior is dated, the home is in very good condition and was built strong, providing the perfect opportunity for a buyer to modernize while preserving its solid foundation. With wide open outdoor space, a large lot, and a versatile shop, this property is perfect for homeowners, business owners, or anyone looking for room to grow in a quiet country setting yet still convenient to town. This is a rare find with land, structure, and upside. Schedule your showing today.



Drake Eschete

Phone: (985) 226-7885

KELLER WILLIAMS REALTY BAYOU P

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