

**13029 Babin Rd**  
Gonzales, LA 70737



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**MLS# 2026003031**



**\$375,000**

**3 Bedrooms | 2 Bathrooms | 1,842 Sqft**

This beautifully updated 3-bedroom, 2-bath home sits on a spacious 1.10-acre lot with a MOTHER-IN-LAW suite is move-in ready! Recent upgrades include a new roof, fresh interior paint, new flooring, and much more. The inviting living room features a cozy wood-burning fireplace and offers plenty of space for relaxing or entertaining. The dining area easily accommodates a large table for eight guests, making it perfect for gatherings. The kitchen is well-appointed with stainless steel appliances, abundant counter space, and a dedicated coffee bar for added convenience. Down the hall, you'll find three comfortable bedrooms and an updated full bathroom. Step outside to the large concrete patio, complete with a sidewalk leading to the private one-bedroom, one-bath mother-in-law suite. This separate living space boasts a spacious living area with vaulted ceilings ideal for extended family, guests, or potential rental income. A rare find with space, updates, and versatility don't miss this opportunity!



**Jeff Gautreau**

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