

**7111 Village Charmant**  
Baton Rouge, LA 70809



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**MLS# 2026005468**



**\$286,000**

**3 Bedrooms | 2 Bathrooms | 1,751 Sqft**

One of the few 2-plex units in Village Charmant that is waterfront with a private patio that overlooks the beautiful fountain lake. Don't miss out on this charming, gated condo community with stand-alone homes, 4-plexes and 2-plex single story units, community pool overlooking a walking trail with lake, clubhouse, work out room and many organized fun community activities!! This is a 3 BR corner unit with wall to wall windows in the sun-room/den, overlooking the lake and a patio to relax by the water. The living room with cathedral ceiling, has a open floor plan that allows for entertaining in the kitchen, dining room and sun-room. The kitchen features stainless steel appliances, refrigerator to remain and granite countertops with lots of cabinets. Adjacent to the kitchen is a laundry room with cabinets and double door pantry. Washer and dryer to remain. A split floor plan adds privacy to the large primary bedroom w/cathedral ceiling and new vinyl laminate wood look flooring. Master bathroom has double sinks, granite countertops and large walk-in closet with new vinyl laminate wood flooring in closet. The guest bedrooms have cathedral ceilings that overlook the lake with new vinyl laminate wood flooring. Guest bath features a large vanity with granite countertops, linen closet and tub/shower. The private patio off the sun-room has a gate for the



**Stuart Bailey**

Phone: (225) 431-4810

Gaspard & Co Real Estate LLC

For full listing details, please scan:

