

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



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SOON

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**MLS# 2026000474**



**\$295,000**

**3 Bedrooms | 2 Bathrooms | 1,783 Sqft**

**BACK ON MARKET!** This home was past inspection and appraisal with no issues! Buyer cancelled for personal reasons. **RARE LAKEFRONT LUXURY IN VILLAGE CHARMANT!** Experience the absolute best of an active adult living in Unit #170, a truly unique, move-in-ready sanctuary in Baton Rouge's premier gated community! This is the **ONLY** end unit in the entire neighborhood that is also situated directly on the water, offering unparalleled privacy and breathtaking views. Being an end unit, you are only attached on one side, while the other side overlooks a lush, wooded area that provides a serene forest vibe right in the heart of the city! This pristine 3-bedroom, 2-bath floor plan is designed to maximize its stunning surroundings with beautiful views from every single window. Step inside to find a carpet-free interior featuring elegant wood floors and ceramic tile throughout for easy maintenance. The layout includes a fabulous sunroom or hobby room that serves as a bright bonus space with sweeping views of your private deck and the lake. Imagine sipping your morning coffee on the back deck overlooking the water or stepping right out your door to the community walking trails that wind through the trees and around the lake! The kitchen is equipped with stainless steel appliances, and the refrigerator and washer will remain for the new owner.



**Crista Ragusa**

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For full listing details, please scan:

