

4403 Bayouside Dr
Chauvin, LA 70344



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MLS# 2026007933



\$159,900

Cajun Country- Freedom on 27 +/- Acres Hunt & Dock Your Boat Right at Home! 4403 Bayouside Drive in Chauvin, Louisiana where wide-open space meets true bayou living. This 27-acre tract offers the kind of freedom that's getting harder to find, with no restrictions and plenty of room to live life your way. Pull in and you'll find approximately 3 acres already cleared, ready for a homesite, camp, or weekend retreat. Another few acres are wooded, giving you shade, privacy, and a natural setting that's perfect for simply enjoying the outdoors. A small pond sits on the property and could easily be expanded ideal for a stocked fishing hole or even your own crawfish pond. The land stretches deep, reaching back to a canal/small bayou and continues beyond giving you a rare combination of acreage and water access. Whether you've got a mud boat, airboat, or even a shrimp boat, there's room here to make it work. Buyer will need to make a dock on the bayouside. Up front, a mobile home with a new roof is already in place. It's been gutted inside, giving buyers a blank slate to renovate, rebuild, or replace as they see fit. If you've been looking for a place to spread out, bring in another mobile home while you fix the one onsite, park your construction equipment, your boats, RV's, drop a line in the water, and enjoy true unrestricted South Louisiana



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