

**40413 Pocorello Dr**  
Gonzales, LA 70737



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**MLS# 2026009326**



**\$525,000**

**3 Bedrooms | 2 Bathrooms | 1,749 Sqft**

Imagine stepping into your own private slice of Louisiana paradise a secluded, waterfront, dead-end retreat where you can truly live off the land while staying minutes from everything. This immaculately kept 3 bedroom, 3 bath home on 1.77 acres is the perfect setup for a small homestead or a family ready to embrace self-sufficiency. No HOA. No flood insurance required (it stayed high and dry in 2016). And endless possibilities for your family to grow, raise, and thrive. Step inside to fresh new paint inside and out, soaring 12-foot ceilings in the living room, rich hardwood flooring and a bright, open layout that feels like home the moment you walk in. The kitchen shines with custom cabinets, stainless steel appliances and granite countertops. A dedicated home office overlooking the water features a one of a kind custom alligator light fixture a fun Louisiana touch you'll love showing off. You'll also enjoy a smart thermostat, Ring camera exterior security system, and a private water and sewer system that keeps your monthly utilities low. Outside is where this property becomes truly special. Host unforgettable gatherings on the extra-large deck with plenty of room to add your dream outdoor kitchen and grill for years of backyard memories. Grow your own fresh vegetables in the charming English-style garden. Raise chickens in the fully



**Brittany Walker**

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South Haven Realty

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