

316 Claiborne St
Donaldsonville, LA 70346



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MLS# 2026009444



\$120,000

2 Bedrooms | 1 Bathroom | 1,700 Sqft

Move in ready 2 bed, 1 bath in Donaldsonville offers something most homes in this price range cannot: a built in expansion opportunity. An unfinished studio space sits underneath the main living area, ready to be finished into a private guest suite, home office, rental unit, or whatever fits your vision. Whether you are buying to live, invest, or both, this property gives you room to grow without leaving the value behind. The main level is bright, functional, and ready for immediate occupancy. The lower studio is a clean slate, currently unfinished, offering a flexible footprint for the next owner to customize. With the right vision, this property can serve as a single family home with bonus space or a dual income property with a finished accessory unit. Once finished, the lower studio could generate steady rental income, accommodate extended family, or serve as a dedicated workspace. Few homes at this price point deliver this level of flexibility for both lifestyle and income. Open to Conventional, VA, FHA, RD, and Cash financing. Located in the historic Donaldsonville community, with easy access to Highway 1, schools, and downtown amenities. Vacant and easy to show. This is the kind of property that rewards a buyer who can see what's possible. Come take a look.



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