

**3559 Hwy 78**  
Livonia, LA 70755



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**MLS# 2026011832**



**\$225,000**

**3 Bedrooms | 2 Bathrooms | 1,682 Sqft**

Welcome to peaceful country living in the quiet community of Livonia, Louisiana! Situated on approximately 2 acres, this spacious 3-bedroom, 2-bath home offers over 1,600 square feet of comfortable living space with room to spread out both inside and out. The home features a large kitchen with plenty of cabinet and counter space, a roomy living area perfect for gathering with family and friends, and generously sized bedrooms. Step outside to enjoy the expansive open rear deck, ideal for entertaining, grilling, or simply relaxing while taking in the peaceful surroundings. Conveniently located just minutes from the beautiful False River and the charming New Roads area, this property also offers easy access to US Highway 190, making commutes to Baton Rouge and Interstate 10 quick and convenient. If you're looking for the perfect blend of country charm, space, and accessibility, this Livonia property is one you won't want to miss!



**Leah Thibaut**

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For full listing details, please scan:

