

8784 Talbot
Maringouin, LA 70757



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MLS# 2026012989



\$340,000

4 Bedrooms | 2 Bathrooms | 2,789 Sqft

Discover the perfect blend of comfort, space, and country living with this recently updated 4 bedroom, 2.5 bath home situated on 6.4 acres. Thoughtfully renovated, the home features a new roof, new indoor/outdoor A/C units, all new windows, new siding, new hot water heater, and some beautifully remodeled bathrooms and bedrooms, offering peace of mind and stylish, move-in-ready living. Whether you're dreaming of a peaceful rural retreat or creating your own homestead, this property offers endless possibilities. There is a fenced back yard with a relaxing covered porch. The property also incorporates a functioning artesian water well 1000 in depth as the source of water for the home, no water softener is required! Parish water is also available if hookup is desired. One of the property's standout features is its established orchard, offering a wonderful start to a sustainable lifestyle. You'll find apple, plum, fig, crab apple, and persimmon trees on the property, with pecan and pear trees already producing, providing fresh seasonal harvests right from your own backyard. The pecan trees range from saplings to fully mature trees throughout the back half of the property. There are enough dewberry and blackberry thickets to provide buckets and buckets of fruit for baking during the harvest seasons. There are also 6 separate fenced areas



Gary Hollier

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For full listing details, please scan:

