

**39157 Germany Rd**  
Prairieville, LA 70769



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**MLS# 2026012894**



**\$320,000**

**2 Bedrooms | 2 Bathrooms | 1,334 Sqft**

Welcome home to this charming Acadian-style retreat nestled on 2 beautiful acres, offering the perfect blend of country charm and everyday convenience. Rich in character, this one-of-a-kind property features reclaimed lumber from a historic church and a cozy wood-burning fireplace that creates a warm, inviting atmosphere. The spacious open-concept design seamlessly connects the kitchen, dining, and oversized living room, making it ideal for entertaining or relaxing with family. The kitchen offers abundant cabinet space, while the generously sized bedrooms provide comfort and room to spread out. As an added bonus, the washer, dryer, and refrigerator will remain with the home. Step outside to enjoy the peaceful, tree-lined backyard complete with a lemon tree, plenty of room to roam, and endless possibilities. A 30 x 40 metal shop with electricity is perfect for hobbies, storage, or a home business, while the covered RV/boat parking provides even more flexibility. Adding to the property's unique appeal is a historic registered oak tree gracing the front yard. The property is zoned mixed-use, offering incredible potential for residential or business opportunities. The half-acre parcel to the right already has its own electrical service and septic system and can be subdivided, creating an excellent investment or expansion opportunity. Best



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