

22304 Swan St
Maurepas, LA 70449



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MLS# 2026013918



\$300,000

4 Bedrooms | 2 Bathrooms | 2,933 Sqft

Waterfront living with room to spread out! Situated on three lots on a corner, this spacious home offers incredible potential for anyone looking for water access, generous indoor and outdoor living areas, storage, and room for boats and vehicles. Inside, you'll find an oversized living area ideal for entertaining, family gatherings, or game nights, along with a cozy keeping room featuring a wood-burning fireplace. The bedrooms offer ample closet space, and the home also includes a screened porch with a window A/C unit for additional usable space. One bathroom features a handicap accessible walk-in tub. Built on pier and beam, the elevated home provides an abundance of covered space underneath for parking cars and boats, entertaining, or creating your own outdoor living area, plus a convenient elevator and a downstairs exterior bathroom. Enjoy life on the water with your own boat ramp, dock and covered outdoor deck. The property is fully fenced and includes two separate outbuildings, each divided into two rooms and equipped with electricity. One has previously been used as a workshop, while the other offers even more possibilities for storage, hobbies, equipment or workspace. With multiple lots, waterfront access, extensive covered space and numerous flexible-use areas, this property offers a tremendous opportunity to make it your own.



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