

3015 Choctaw Rd
Thibodaux, LA 70301



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MLS# 2026013914



\$195,000

2 Bedrooms | 1 Bathroom | 1,129 Sqft

Looking for a little extra space and a little more peace and quiet? This charming 2-bedroom home sits on a full acre in a tranquil country setting, offering plenty of room to enjoy the outdoors while still being less than 20 minutes from the center of Thibodaux. Over the years, many of the major updates have already been completed, including the roof, exterior vinyl siding, flooring, and whole-home generator (approximately 2014). The central HVAC system is less than 10 years old, and some manufacturer warranties may still apply, giving buyers added confidence. A unique feature of the property is the former Delatte's Bar building located at the front of the lot. The front portion of the building still has potential with a little TLC and could make a great workshop, hobby space, storage area, or other creative use. The rear section has been used for storage for years and is in need of repair. Located in the desirable Bayou Boeuf Elementary and Sixth Ward Middle School districts, this property offers the perfect blend of country living, room to grow, and convenient access to shopping, dining, and everything Thibodaux has to offer. If you've been searching for a property with space, character, and endless possibilities, this one is ready to welcome you home.



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