

3168 Grand Caillou
Houma, LA 70363



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MLS# 2026014285



\$99,500

3 Bedrooms | 2 Bathrooms | 1,216 Sqft

Situated on nearly an acre of unrestricted land backing up to Bayou Grand Caillou, this 3-bedroom, 2-bathroom single-wide manufactured home offers plenty of potential for the right buyer. The home features an open floor plan with a breakfast bar, spacious living area, and a large primary suite complete with a walk-in closet, whirlpool tub, and separate shower. Laminate and vinyl flooring run throughout, and the guest bathroom has been updated. The home is all electric and includes window units for cooling, an electric fireplace, built-in microwave, and electric range/oven. An existing central A/C unit is on site, but its functionality is unknown. The property includes an existing wastewater system, and buyers are encouraged to verify its condition and suitability. No flood policy is currently in place. A HUD manufacturer's certification label is present on the home. This property is being sold as is and presents an excellent opportunity for investors, renovators, or buyers looking to create their own vision. An adjacent unrestricted lot is also available for purchase separately.



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