

40119 Rochelle Rd
Prairieville, LA 70769

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MLS# 2026015542



\$320,000

3 Bedrooms | 2 Bathrooms | 1,852 Sqft

Welcome home to this well-maintained three-bedroom, two-bathroom residence nestled in a well-established neighborhood near the new Prairieville High School. Offering a spacious layout, quality finishes, and exceptional outdoor amenities, this home is designed for comfortable everyday living and entertaining. Step inside to a spacious living room that flows into the dining room, which is open to the breakfast area and kitchen, creating a welcoming and connected living space. The kitchen features a gas cooktop, dishwasher, and an abundance of custom cabinetry for plenty of storage. The laundry area is conveniently tucked away just off the kitchen. The bedrooms are thoughtfully situated on the right side of the home. The primary suite offers a special touch with French doors leading directly to the covered rear patio, providing an inviting space to relax and enjoy the outdoors. Ceramic tile flooring is featured in the kitchen, laundry room, bathrooms, and den, while beautiful wood flooring extends through the family room, dining room, hallway, and primary bedroom. For those needing extra space for vehicles, recreational equipment, hobbies, or storage, this property truly delivers. A spacious 23' x 51' covered carport/RV/boat port provides ample sheltered parking, while the impressive 36' x 32' workshop features two bays



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