

1095 Highway 304
Thibodaux, LA 70301



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MLS# 2026015932



\$329,000

3 Bedrooms | 2 Bathrooms | 1,577 Sqft

Room to Roam, Garden, Gather & Make It Your Own! Welcome to a special piece of Choupic where country charm, comfortable living and room to spread out come together on approximately 2.37 beautiful acres! This charming 3-bedroom, 2-bath home offers the kind of setting that is becoming harder to find space, mature trees and plenty of possibilities to create the lifestyle you've been dreaming about. Step inside and you'll immediately appreciate the warmth of the beautiful wood flooring and the inviting layout. The spacious front porch is the perfect place to enjoy your morning coffee, relax in the evening or simply take in the peaceful surroundings. But the real treasure is outside! The expansive property gives you room for a garden, entertaining, outdoor activities, pets, hobbies and so much more. Mature orange, blood orange, grapefruit, kumquat and pecan trees add character and provide a wonderful harvest throughout the seasons. A charming pergola creates another inviting outdoor space for gatherings or relaxing with family and friends. Need storage or workspace? You'll love the detached garage and additional storage space, giving you plenty of room for vehicles, tools, toys and all the extras that come with owning acreage. Located along the Choupic parade route, this property offers a unique opportunity to enjoy the relaxed feel



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