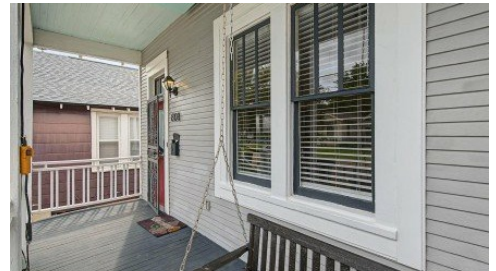


**808 Louisiana Ave**  
Baton Rouge, LA 70802



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**MLS# 2026016406**



**\$240,000**

**3 Bedrooms | 2 Bathrooms | 1,156 Sqft**

Beautifully updated home in the heart of historic Beauregard Town, offering the character and charm of a bygone era with thoughtful modern updates. Ideally situated near Downtown Baton Rouge, the State Capitol, casinos, restaurants, entertainment, and convenient interstate access, this home provides a unique opportunity to enjoy one of the city's most distinctive neighborhoods. Inside, you'll find 10-foot ceilings, beautiful wood and ceramic flooring, French doors, and original architectural details that give the home warmth and personality. The spacious living areas flow into an updated kitchen featuring pine cabinetry, built-ins, generous counter space, microwave, dishwasher, disposal, and refrigerator. A striking beaded-board wood ceiling adds even more historic character to the kitchen and adjoining living space. The home offers plenty of storage, including closets with charming custom details. Both bathrooms have their own personality; one features a classic clawfoot tub, while the other offers a convenient walk-in shower. The washer and dryer are also included. Outside, a welcoming covered front porch overlooks the tree-lined streets of Beauregard Town, while the rear of the home features a large covered deck and private outdoor space perfect for relaxing or entertaining. With its brand-new roof, updated amenities, beautiful woodwork, historic



**Nikki Calmes**

Phone: (225) 773-8127

CHT Group Real Estate, LLC

For full listing details, please scan:

