

17580 M Guitreau Lane
Livingston, LA 70754



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MLS# 2026017444



\$399,000

3 Bedrooms | 2 Bathrooms | 1,890 Sqft

Welcome to your private country retreat! This beautiful 3-bedroom, 2.5-bath, two-story home offers approximately 1,890 sq. ft. of living space on 4.15+/- acres, surrounded by mature shade trees, peaceful woods, and room to enjoy the outdoors. A spacious covered patio with an outdoor kitchen is perfect for entertaining, while the huge workshop offers electricity, water, air conditioning, and abundant attached storage ideal for hobbies, projects, or additional workspace. A massive front porch provides the perfect spot to relax and enjoy the tranquil setting, plus there's even a wooded trail for hiking and exploring. Inside, the inviting foyer features ceramic tile flooring and a convenient half bath with a sliding door. The formal dining room is highlighted by a charming bay-window setting. The well-appointed kitchen features brick paver flooring, solid-surface countertops, an electric cooktop, NEW double wall ovens, abundant cabinetry, stainless-steel appliances, and a cozy adjoining breakfast area. The spacious family room boasts a soaring beamed ceiling, abundant natural light, wood-burning fireplace with slate surround, and an upstairs balcony overlooking the room creating an impressive open feel. The primary suite features ceramic tile flooring and a private en-suite bath with porcelain tile, cathedral ceiling, double vanities, garden tub, separate



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