

309 Lynch Clements Rd
Noble, LA 71462



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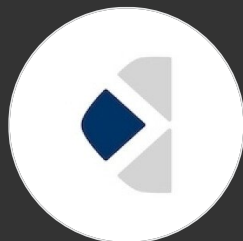
MLS# 2026017495



\$450,000

2 Bedrooms | 1 Bathroom | 1,200 Sqft

Paradise Cove Cottage offers a unique combination of privacy, income potential and room to grow near Toledo Bend. Situated on approximately 3 acres, this gated property is currently operating as a short-term rental and is being offered fully furnished. The 1,200 SF cottage, built in 2006, features 2 bedrooms, 1 bath, warm wood interiors, a wood-burning stove, metal roof and large covered porch. But the cottage is only part of what you're buying! The property includes a stocked private pond, TWO large shops, electric entrance gate, chicken coop and a 2016 Gulf Stream Model 34RLS RV situated under its own covered awning. The RV and furnishings are included with the sale. An upgraded 1,000 GPD septic system currently serves both the cottage and RV. With approximately 3 acres, there may be potential to add several tiny homes, cabins or additional structures, creating an opportunity to expand the property into a larger vacation-rental retreat or multi-unit getaway. Enjoy the feeling of seclusion without being far from town. Toledo Bend recreation is just minutes away, with a boat ramp approximately 3 miles from the property. Whether you're looking for a private getaway, turnkey furnished short-term rental, fishing retreat or acreage with room for your next idea, Paradise Cove offers possibilities that are hard to find. Furnishings



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