

7300 Island Rd
Jarreau, LA 70749

 **LOGO** COMING
SOON

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MLS# 2026017569



\$250,000

3 Bedrooms | 2 Bathrooms | 1,300 Sqft

BEAUTIFUL FALSE RIVER VIEWS FROM YOUR NEW HOME! This adorable 3 Bedroom/2 Bath Brick House is located on 8.63 Acres with 10- 12 Mature Pecan Trees and Beautiful Trees of all kinds. You will find a 2-Acre Dug Out Pond/Lake not far from the Rear of the house. It is Unfinished and filled with small trees and shrubs but can be cleaned out to create a Water Pond/Lake or Filled in Completely. The remaining property carries you well beyond the Lake. There is a 1 car carport, with room for additional vehicles to park in the driveway. You can access the house through the door under the carport which brings you into the Kitchen and Breakfast area. The Laundry Room (THE WASHER AND DRYER REMAIN) is located off of this area; the 2nd Bath is in this space and leads you to a Wonderful Covered Bonus/Exercise/Mudroom/Utility/Porch with Windows all around the room. Rear access to the outdoors is available from this room. There are 2 outbuildings/sheds/barns, and one offers space to park your Boat and store your toys. The Public Boat Launch is 2.2 Miles from the property. As you walk up the steps to the Front Door, it Leads you into the Living Room with Large Windows Offering Plenty of Light overlooking the River. A long hallway will bring you to the 3 Bedrooms and 1st Bath. There is Professionally Installed 1 year old Ductwork. All



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For full listing details, please scan:

