

13032 Cheerful Valley Rd
St Francisville, LA 70775

 **LOGO** COMING
SOON

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MLS# 2026017564



\$1,050,000

2 Bedrooms | 2 Bathrooms | 2,347 Sqft

BEAUTIFUL ONE-OF-A KIND RETREAT PROPERTY.....35.77 ACRES in the northern part of St Francisville/West Feliciana Parish that is full of wildlife. PEACEFUL, PRIVATE and SERENE best describe this beautiful property that borders GALES CREEK, a sandy creek that's accessible from the back yard. This amazing property could be a primary residence, recreation property, family compound, corporate retreat, camp, etc. with plenty of acreage for more structures. Behind the private gate entrance there are THREE SEPARATE TRACTS of land that offer options for expansion. All the structures are on 1 tract, so the other 2 tracts could be developed, sold, etc. Plus there's a LARGE 60x40 WORKSHOP for storage. The barndominium style primary residence is less than 3 years old and offers 2 bedrooms, 2 full baths, 2 half baths and a LARGE DEN with roll-up garage door for inside/outside entertaining. Custom details, lighting, fixtures and finishings were used throughout the home for a cozy feel. And the view from the picture windows are spectacular! There's a whole house GENERATOR that services the barndominium. There is also an RV hook-up for additional options for living space. No expense was spared in developing this special property including installation of underground electricity, gas and fiberoptic internet across



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For full listing details, please scan:

