

**416 Opelousas St**  
Donaldsonville, LA 70346



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**MLS# 2026017869**



**\$199,900**

**3 Bedrooms | 1 Bathroom | 1,245 Sqft**

100% Financing Available! Rare real estate package in Donaldsonville's Historic District featuring two updated detached homes on one lot, PLUS an included adjacent side lot! Perfect for investors or homebuyers looking for a premier live-and-rent opportunity. Main House features 3 BR, 1 BA, grand 10ft ceilings, a large living room, brand-new wood floors throughout, central A/C & heat, attached covered parking, and fresh interior/exterior paint. Detached Back House offers 1 BR, 1 BA, an open living/kitchen layout, new wood floors, updated electrical, fresh paint, dedicated laundry hookups, and a large front patio. Equipped with separate electric meters so tenants pay their own power. Take advantage of Rural Development (RD) loan eligibility for \$0 down payment financing! Live in one and rent the other to cover your mortgage, or rent both for a double income stream. Incredible versatility with the bonus side lot. Schedule your tour today!



**Lola White**

Phone: (225) 937-1970

RE/MAX Real Estate Group

For full listing details, please scan:

