

513 N Marchand Ave
Gonzales, LA 70737



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MLS# 2026018477



\$85,000

2 Bedrooms | 1 Bathroom | 998 Sqft

****Cottage-Style Home in the Heart of Gonzales!**** Welcome to ****513 N Marchand Ave., Gonzales, LA****, a charming ****2-bedroom, 1-bath cottage-style home**** situated on a spacious lot in a convenient central location. Inside, you'll find a cozy living room and a spacious dine-in kitchen offering an abundance of ****cabinetry and counter space****. The large laundry room provides additional storage and plenty of room for everyday organization. Outside, the generous lot offers added possibilities and includes a ****9' x 14' workshop/storage building****, perfect for tools, lawn equipment, hobbies, or additional storage. A ****new roof**** is an added bonus! Conveniently located near ****Airline Highway and I-10****, with easy access to shopping, dining, medical facilities, and other area amenities. With some additional updates and personal touches, this cottage offers wonderful potential to make it your own. Whether you're looking for a property to renovate, personalize, or add to an investment portfolio, ****513 N Marchand Ave. is full of possibilities.**** ****2 Bedrooms | 1 Bath | Spacious Lot | New Roof | 9' x 14' Workshop/Storage Building | Central Gonzales Location**** Schedule your private showing today and come see the potential this Gonzales cottage has to offer!



Donna Villar

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Villar & Co Real Estate

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