

\$595,000 - 646 Fish Hatchery Road, Natchitoches

MLS® #2512367

\$595,000

4 Bedroom, 4.00 Bathroom, 2,770 sqft

Residential on 3.63 Acres

Not a Subdivision, Natchitoches, Louisiana

The circa 1789 "Sally Jane Prudhomme Plantation Home" is back on the market. You could own a little piece of history and enjoy this unique property as a personal home, or possibly as a wedding venue, VRBO, AirBnB, and more with plenty of room for all your needs.

The gracious 2770 square foot, 4 bedroom, 2.5 bath home with 3.5+ acres, has stately live oaks framing the house and historic features are found throughout. As is common in that period, you'll find bousillage filling the spaces between the timbers of the original main house and the frame is hand-worked cypress fastened with pegged mortise and tenon.

In addition to the house, this property has a 50 x 64 new barn, 50 x 50 side shed and a 24 x 64 lean-to, all insulated with spray foam insulation. This area includes an air-conditioned office/man cave. It is the perfect place to store and work on your vehicles and equipment or even have family gatherings/crawfish boils and be out of the weather!

The recent updates include replacing damaged porch decking, removing handicap ramp, replacing wrought iron railing, and had a major clean-up. You also have whole-house radiant heat under new flooring and new windows throughout plus a tankless



on-demand gas water heater making it extremely energy efficient, new cabinets, appliances, and quartz counters in the kitchen, as well as new fixtures and cabinets in bathrooms.

Last, you have a vastly improved list price and a very motivated seller.

Built in 1789

Essential Information

MLS® #	2512367
Price	\$595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,770
Acres	3.63
Year Built	1789
Type	Residential
Sub-Type	Detached, Creole, French Provincial
Status	Active

Community Information

Address	646 Fish Hatchery Road
Subdivision	Not a Subdivision
City	Natchitoches
County	Natchitoches
State	Louisiana
Zip Code	71457

Amenities

Parking	Detached, Garage, Three or more Spaces
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Interior

Interior Features	Ceiling Fan(s), Stone Counters, Cable TV
Appliances	Dishwasher, Oven, Range

Heating	Other
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas Starter, Wood Burning

Exterior

Exterior	Frame
Lot Description	1 to 5 Acres, Outside City Limits
Roof	Shingle
Construction	Frame
Foundation	Raised

School Information

Elementary	Weaver
Middle	East Natchito
High	NCHS

Additional Information

Days on Market	1
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