



\$ 1,175,000



459 Highway 1085, Madisonville, LA 70447

- » Beds: 5 | Baths: 4 Full, 1 Half
- » MLS #: 2570008
- » Single Family | 3,577 ft² | Lot: 126,324 ft² (2.9 acres)
- » More Info: [459Highway1085.IsForSale.com](https://www.459Highway1085.IsForSale.com)



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High Road Properties, Inc.
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This is a MUST-SEE property! Lovely & genteel, this gracious Southern Acadian sits at the end of a long driveway that just really sets the tone for this beauty! There is adequate frontage and rear space for the home, pool, & outdoor entertaining area. PLUS there is a separate workshop, and attached-by-breezeway oversized garage. This rectangular parcel is surrounded and framed by trees so privacy is definitely provided. There are very few properties in this part of western Covington that offer both ample space inside and out, and without being away from conveniences & major roads. A little bit country but mostly "city" conveniences too! Easy to get to and from, this property is an easy "get-to" so the new owner will not feel they're "out there." Really! Check it out. Carved from a larger parcel years ago, this is a very manageable property so no long days of yard maintenance and upkeep, and there's even a stocked pond! Understated in its polished simplicity, this home will just envelop its new owner in its charm. From the brick floors in the kitchen area to the antique beams, high-end kitchen appliances, and wall of windows across the rear of the living room, and an upstairs den/game room flanked by 3 additional bedrooms & 2 bathrooms up, there's something for everyone. Hand-scraped engineered floors downstairs. No carpet. A really livable floor plan & layout. Unpretentious but polished. Seller has added a beautiful pool with swim

