



WATERMARK
REALTY, LLC

FOR SALE

\$5,950,000

Carmel Retreat Center Facility- 57.3 Acres in Lacombe LA 70445.



This property is one of a kind, almost 20 acres of cleared and manicured land with majestic mature oak trees situated on Bayou Lacombe. The pathways are lined with established azaleas and breathtaking foliage. The serene landscape is framed with towering pines and a post card worthy 1.5-acre pond.



The campus includes an office building, main campus building, three cottages, horse barn, two pavilions, pool and pool recreation center, walking trails, gardens, water access, ½ mile race track style horse run, and almost 30 acres of wooded land.

Infrastructure is in place for the improved acreage- natural gas, electricity, water, blacktop & gravel roads, service each structure and most water features include concrete bulkheads. Private sewer treatment facility incorporates a private pump house and hose bib connections in the gardens.





Grounds: Approximately 20 acres of manicured tranquil nature.



Office Building: 62284 Fish Hatchery Road, Lacombe, LA 70445

Single story all brick building 3,216 SQFT features six offices, conference room, bathrooms and full kitchen. The building has been meticulously kept and is in excellent condition most of the furnishings will remain. Parking for six vehicles with plenty of room for expansion.



Main Campus Building: 62292 Fish Hatchery Road, Lacombe, LA 70445

Two story all brick building 29,424 SQFT built in the 1960's with dazzling terrazzo floors and windows galore brings the serene landscape indoors. Drive up or park in the horseshoe driveway, guests will be impressed with the 40 ft portico entrance. Most of the furnishings will remain with the building. The 1st floor features meeting rooms, large gathering spaces, bedrooms, office space, laundry facility (equipment & machines remain), commercial kitchen, full cafeteria with its own wall of windows for viewing the incredible grounds. 2nd floor features dormitory style sleeping arrangements for 40 people, separate showers and bathrooms facilities for each of the two wings of the building. Two private bedrooms one per wing include on-suite bathrooms. The facility has been impeccably maintained and has a newer HVAC unit.



Guest Cottage: Single story 532 SQFT raised home features a single bedroom, single bath, full kitchen, rear porch, and metal roof. Excellent condition and most of the furnishings will remain with the property.



Bayou Cottage: Single story 945 SQFT raised home features two bedrooms, single bath, full kitchen and back porch. Excellent condition and most of the furnishings will remain with the property.



Bayou Loft Cottage: 62298 Fish Hatchery Road, Lacombe, LA 70445

Single Story 708 SQFT raised home features upstairs single bedroom, single bath, full kitchen, and porch with amazing water views of Bayou Lacombe. Ground level includes blacktop driveway, covered parking open garage parking and storage. Excellent condition and most of the furnishings will remain with the property.



Barn: Single Story 3,182 SQFT all metal building horse barn with functional horse stalls and loft area.



Pool Recreation Center: The center features 30X60 swimming pool, pool changing rooms, and showers. The screened in pool house is 718 SQFT with water, electricity, gas, and built-in BBQ pit.



The property has several large sheds and storage buildings. Approximately ½ of the 57.3 acres contains all of the buildings. The other half of the property is heavily wooded with many trails.

There are blacktopped & gravel private roads running through the property that service the structures and improvements.



Map: St Tammany Parish Assessors Office

<https://www.watermarkrealtyllc.com/carmel-center>

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Listing Offered by:



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April 24, 2024

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