



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

**6068 GARRIGUES ROAD
LOUISVILLE | WINSTON COUNTY, MS
A HOME ON 3± ACRES | \$365,000**



OFFICE (769) 760-0005 | WWW.SMALLTOWNPROPERTIES.COM

6068 GARRIGUES ROAD

PROPERTY PROFILE

LOCATION:

- 6068 Garrigues Road
Louisville, MS 39339
- Winston County
- Access via Deeded Easement
- 8.4± Miles SE of Louisville
- 30.6± Miles NE of Philadelphia
- 34.6± Miles SW of Starkville

COORDINATES:

- 33.0581, -88.9528

PROPERTY USE:

- Residential

TAX INFORMATION:

- Parcel 141350015-0000602
- \$2,473.69 (2024)

PROPERTY INFORMATION:

- 3± Surveyed Acres
- 2,517± SqFt Brick Home
- 4 Bedrooms/2 Baths
- Large Primary Suite & Bath
- Jacuzzi Bathtub
- His/Her Vanities
- Attached 2-Car Carport
- Architectural Shingles
- Luxury Vinyl Plank Floors
- Ceramic Tile
- Central Heat & Air
- Gas Log Fireplace
- Covered Back Porch
- 20'x20' Storage Shed
- Security System
- Landscaped



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DEREK EAVES

LAND SPECIALIST

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Information is believed to be accurate but not guaranteed.

WELCOME TO 6068 GARRIGUES ROAD

WELCOME TO 6068 GARRIGUES ROAD, LOCATED IN THE PEACEFUL COUNTRYSIDE OF WINSTON COUNTY, MISSISSIPPI. This beautiful brick home offers the ideal blend of privacy, space, and convenience. Situated on approximately 3 surveyed acres, the property provides a quiet rural setting while still being within an easy drive of nearby towns and services. This home sits just $8.4\pm$ miles southeast of Louisville, $30.6\pm$ miles northeast of Philadelphia, and $34.6\pm$ miles southwest of Starkville. Access is convenient and secure with deeded easement entry from Garrigues Road.

Offering $2,517\pm$ square feet of living space, this home welcomes you with a thoughtfully designed open-concept layout that creates an inviting flow between the main living areas. With four bedrooms and two bathrooms, there is plenty of room for a family, hosting guests, or creating a home office or hobby space.



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MORE ABOUT 6068 GARRIGUES ROAD

The interior finishes are both stylish and durable, featuring luxury vinyl plank flooring and ceramic tile throughout. The living area is warm and comfortable, highlighting a gas log fireplace that adds both charm and a cozy gathering spot during cooler months, while central heat and air ensures comfort year-round.

One of the standout features of the home is the large primary suite, designed as a relaxing retreat at the end of the day. The primary bathroom is spacious with a jacuzzi bathtub, perfect for unwinding, along with his-and-her vanities that provide plenty of space for daily routines. Additional bedrooms are generously sized and offer flexibility for a growing family or extra storage and workspace.

Outside, the property continues to impress with features built for comfort and practicality. A large covered back porch provides the perfect place to enjoy morning coffee, entertain friends and family, or simply take in the views of your acreage in every season. The yard is landscaped, giving the home excellent curb appeal and creating an attractive, welcoming atmosphere.



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MORE ABOUT 6068 GARRIGUES ROAD

Storage and utility needs are easily met with a 20'x20' storage shed, ideal for tools, lawn equipment, ATVs, or workshop space. The attached two-car carport adds everyday convenience and protection from the weather, and the home has been recently updated with architectural shingles added in 2024, offering peace of mind for years to come. A security system is also in place, providing an added layer of protection and comfort.

Whether you're looking for a spacious home with modern features, a quiet country setting, or room to enjoy outdoor living, this property offers a complete package of comfort, functionality, and location all in one.

**Contact Derek Eaves today to schedule a private showing
and make 6068 Garrigues Road your new address!**



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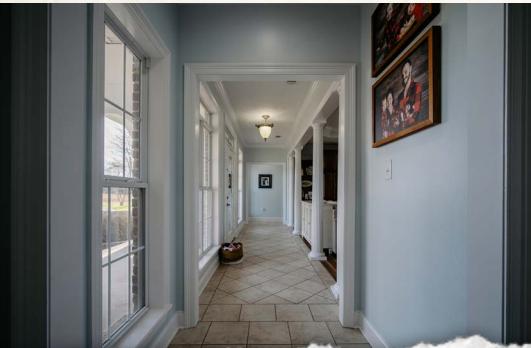
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land id. **LINK**

Directions from Louisville, MS:
Travel on West John C. Stennis Drive
for 1.7 miles. Turn left onto Garrigues
Road and continue for 6.1 mile to the
property with a sign on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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