

10257 Hwy 72
Patton, MO 63662



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MLS# MIS26037406



\$159,900

3 Bedrooms | 1 Bathroom | 968 Sqft

Discover comfort and convenience in this 3-bedroom, 1-bath home perfectly positioned between Fredericktown, Perryville, Marble Hill, and Cape Girardeau. This centrally located property offers easy access in every direction while still providing the peaceful feel of country living. Inside, you'll find a brand-new kitchen, new flooring throughout majority of the main floor, and a functional layout full of opportunity. The walk-up basement adds extra functionality and features a wood stove capable of keeping the entire home warm and cozy during the colder months. Additional highlights include a durable metal roof for long-term peace of mind and a 22kw standby generator that helps keep you prepared during storms and power outages. Outside, the property offers excellent storage and workspace options with both a detached garage and a large detached shop complete with electric and a concrete floor ideal for hobbies, projects, or equipment storage. With its updates, useful outbuildings, and convenient location, this property offers a great combination of comfort, practicality, and future potential.



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