

Riverside Property with Gîte / Chambres D'hotes Potential – In the Heart of Ducey

EXCLUSIVE



INFORMATION

Town:	Ducey-Les Chéris
Department:	Manche
Bed:	4
Bath:	1
Floor:	280 m2
Plot Size:	1818 m2

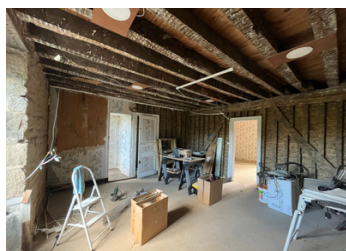
IN BRIEF

Located in the centre of the market town of Ducey, this property extends over four levels and includes both a main house and a separate dwelling with its own entrance.

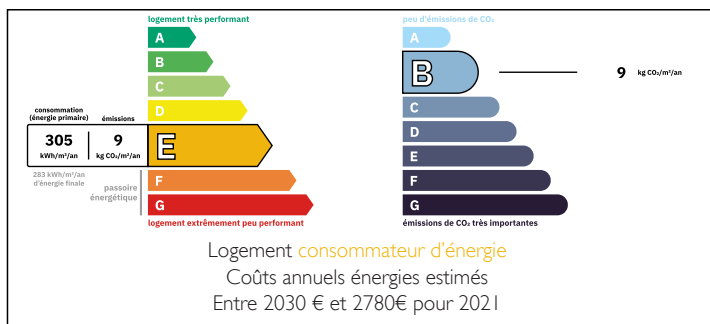
The main house offers four bedrooms arranged across the upper floors, with living spaces that require renovation. A sous-sol provides additional storage or workshop space.

The grounds cover 1,818 m² and include direct river frontage. The separate dwelling could be adapted for use as a gîte or chambres d'hôtes, making it suitable for those looking for a project with business potential. Alternatively the smaller dwelling might suit the owners allowing the main residence to be rented out.

The property is within easy reach of local shops and services, and Mont Saint-Michel is around 25



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 502 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Key Features

Location

This four-storey riverside property stands in the centre of Ducey, a lively market town offering shops, restaurants, cafés, schools, and everyday services. The grounds extend to the river, creating a distinctive setting in the heart of the town. A separate cottage on site provides additional accommodation that could be adapted for owner use, staff housing, or guest facilities.

Ducey is located just 25 minutes from Mont Saint-Michel, one of France's most visited landmarks. The town is also within easy reach of the bay and beaches of Normandy, the coastal resort towns of Granville and Cancale, and the historic city of Avranches. The surrounding countryside offers walking and cycling along the river Sélune, which is renowned for salmon fishing. Regional nature parks, including the Parc Naturel Régional Normandie-Maine, are also accessible.

Layout & Development Potential

The property provides a substantial amount of internal space across four floors. The ground floor can be adapted to form an open-plan lounge, dining, and kitchen area, suitable for communal or guest use. The upper floors are large enough to accommodate four good-sized ensuite bedrooms, with natural light from wide window openings. The structure and layout offer scope for development as a Bed & Breakfast, guesthouse, or gîte business, while still providing private living quarters for owners or managers.

Architectural & Period Features

Built in traditional stone, the house retains original elements including a period façade, timber features, and internal stonework. The proportions of the