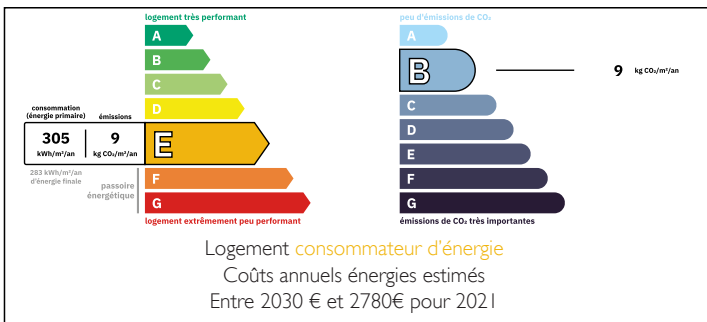


Riverside Renovation Property with Gîte & B&B Potential in Normandy

EXCLUSIVE



ENERGY - DPE



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. Alternative 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

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.



DESCRIPTION

Riverside Renovation Property with Gîte & B&B Potential in Normandy, France – Near Mont-Saint-Michel

This riverside property for sale in Normandy presents a rare opportunity to acquire a character stone building with gîte and chambres d'hôtes potential, located in a thriving Norman market town and just 25 minutes from Mont-Saint-Michel.

Situated in Ducey-les-Chéris, Manche, the property benefits from a central town location, direct river frontage, and generous internal volumes arranged over multiple floors. It offers excellent scope for renovation into a lifestyle home, holiday rental property, or income-generating tourism business in one of France's most popular visitor regions.

A Renovation Project with Strong Investment Appeal

This French renovation project consists of a substantial stone building with a main house and independent accommodation, making it ideally suited to:

A gîte business

Chambres d'hôtes / B&B

Multi-generational or dual-living use (subject to the relevant permissions)

The flexible layout allows buyers to redesign the interior to suit personal or commercial objectives while enhancing the property's original character and riverside setting.

Prime Location for Tourism & Lifestyle Buyers

Normandy is one of France's most sought-after regions for international buyers thanks to its heritage, coastline, gastronomy, and year-round tourism.

LOCAL TAXES

Taxe foncière: 502 EUR

Taxe habitation: EUR

NOTES