



## Stunning 4 Bed Stone House for Sale in Ducey Normandy France



### Agent Info

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Specialties:	
Property Type:	Apartments
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Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 256,376.74

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Normandy
Plaats:	Ducey
Postcode:	50220
Geplaatst:	30-06-2026
Omschrijving:	

Stunning 4 Bed Stone House for Sale in Ducey Normandy France

Esales Property ID: es5555099

11 route du general de gualle  
Ducey , Normandy  
50220  
France

Stunning 4-Bed Stone House for Sale in Ducey, Normandy

Character Property with River Frontage & Incredible Development Potential

Nestled in the heart of the vibrant, historic town of Ducey-les-Chéris, this exceptional stone property offers a rare and enchanting opportunity. Positioned directly on the banks of the peaceful Sélune River, just 25 minutes from the world-famous UNESCO World Heritage site of Mont-Saint-Michel, this estate is a blank canvas awaiting your vision. Combining a privileged natural setting with the convenience of



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urban village living, it represents the ultimate project for restoration enthusiasts, multi-generational families, or visionary hospitality entrepreneurs.

## Space, Structure, and Setting

Spanning a generous total footprint of 280m<sup>2</sup>, the property is set within 1820m<sup>2</sup> of fully enclosed, walled gardens. The grounds offer total privacy and tranquility, featuring mature trees, a dedicated vegetable patch, and direct, private riverfront access—an absolute dream for nature lovers and anglers alike.

The estate is intelligently split into two distinct structures:

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**The Main House (160m<sup>2</sup>):** Arranged over multiple levels, the main building is currently configured to include a primary residence and a separate apartment layout, offering 7 rooms in total, including 4 bedrooms.

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**The Character Outbuilding (120m<sup>2</sup>):** A substantial stone structure perfect for transformation into a secondary home, creative studio, or premium rental unit.

While the interiors are a complete blank canvas inviting full custom renovation, the heavy lifting has already been masterfully taken care of. The property boasts recent major masonry restoration, ensuring structural integrity. Furthermore, the main house features high-quality triple-glazed windows and integrated roller shutters on the north side, while the character outbuilding received a brand-new roof in 2020.

## Endless Business and Living Possibilities

The sheer volume of the buildings, combined with the flexible existing layout, makes this a highly lucrative heritage investment. Because Normandy is globally renowned for its tourism appeal, this riverside gem is perfectly primed for a bespoke commercial or personal project (subject to necessary permits):

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**Boutique Bed & Breakfast:** Create an upscale chambre d'hôtes where international guests can enjoy breakfast overlooking the Sélune River before exploring the bay.

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**Independent Gîte Rental:** Convert the 120m<sup>2</sup> detached outbuilding into a high-yield holiday cottage catering to the thousands of cyclists and hikers passing through the region.



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Live-Work Estate: Design a grand primary residence while utilizing the annex as an inspiring art studio, wellness retreat, or remote working hub.

## A Prime Normandy Location

Ducey-les-Chéris is not just a quiet village; it is a thriving, award-winning tourist stopover. Residents enjoy the luxury of walking out their front door straight to local bakeries, cafes, schools, restaurants, and the bustling weekly market.

Beyond the village borders, the very best of Normandy is at your doorstep. The property sits seamlessly along major hiking trails and the Véloscénie cycle paths. The dramatic Normandy coastline, pristine sandy beaches, and endless water sports are just a short drive away.

For national and international travel, the property is highly accessible. It features seamless connections to main road networks and nearby train stations in Avranches, linking directly to Paris. Regional ports and Rennes Bretagne Airport (RNS) are within an easy drive, ensuring a steady stream of domestic and international visitors. This is a rare chance to invest in a piece of Normandy's rich history and build a bespoke riverside lifestyle.

## ABOUT THE AREA

Tucked away in the green landscapes of southern Normandy, Ducey (officially Ducey-Les-Chéris) is a quintessential French village brimming with historical charm. Bordered by the peaceful Sélune River, this flower-filled town holds prestigious French designations like Village Étape and Station Verte, marking it as a perfectly preserved, eco-friendly stopover for travelers. It serves as a quiet refuge where local heritage and nature blend seamlessly.

The village's crowning jewel is the 17th-century Château des Montgommery, a striking Renaissance-style castle built during the reigns of Henry IV and Louis XIII. Visitors can wander its grounds, marvel at its monumental staircases, or cross the nearby Vieux Pont (Old Bridge)—a historic stone structure with seven arches dating back to 1613. The river itself is famous among anglers for salmon fishing, adding to the town's relaxed, pastoral atmosphere.

Because Ducey sits just 20 kilometers (about 12 miles) from the iconic Mont-Saint-Michel, it makes an excellent, less-crowded base for exploring the famous tidal island. Cyclists and hikers frequently pass through town via the Véloscénie, a scenic long-distance cycle route connecting Paris directly to the Mont-Saint-Michel bay. The local viewpoints nearby offer breathtaking, panoramic glimpses of the famous abbey rising from the sea.

For air travel, the nearest major commercial airport to Ducey is Rennes Bretagne Airport (RNS) in neighboring Brittany, located roughly 70 to 80 kilometers (around 43 to 50 miles) to the south. From Rennes, you can easily reach the village in under an hour and a half by car, or take a train connection through the nearby station at Avranches. Alternatively, travelers coming from major international hubs



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like Paris Charles de Gaulle can take a train or rent a car to drive into the heart of Normandy.

## MAiN FEATURES:

- \* 160m<sup>2</sup> of living space
- \* 1820m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Algemeen**

Slaapkamers:	4
Afgewerkte vierkante meter:	160 m <sup>2</sup>
Lot Afmeting:	1820 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.654.810

