



B&B or Guest House – Unique Opportunity



Agenten-Info

Name: guillermopalomar
Name der:
Firma:
Land:
Erfahrung seit:
Art der:
Dienstleistung:
Spezialgebiete:
Art der:
Immobilie:
Telefon:
Sprachen:
Webseite:

Anzeigen-Details

Immobilie für: Kaufen
Preis: USD 539,938.38

Standort

Land: Portugal
Staat/Region/Provinz: Portalegre
Stadt: Marvao
Adresse: Rua de Santo Antonio 7
Postleitzahl: 7330-273
Veröffentlicht: 15.12.2025
Beschreibung:
Charming Villa in Marvão – Casa das Águias*
Where history becomes opportunity

Dreaming of launching your own boutique B&B? This spacious three-storey villa in the heart of Serra de São Mamede Natural Park offers both lifestyle and investment potential.

Highlights:

- 5 bedrooms | 4 bathrooms | 2 fully equipped kitchens
- Optionally sold fully furnished
- Private garage, indoor bar & outdoor BBQ area
- Panoramic views over the Alentejo plains and into Spain

Why invest?

- Flexible layout: divide into two independent rental units



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- Strong tourism demand: Marvão is one of Portugal's most visited medieval villages
 - Growing market: wellness retreats & sustainable tourism in Alentejo
 - Attractive price – rare entry into Portugal's rural luxury market

Investor Advantage

At €460,000, this property offers entry into the luxury rural market at an accessible price point, combining lifestyle enjoyment with solid investment fundamentals. With Portugal's reputation for safety, stability, and growing tourism, international investors can expect long-term appreciation and reliable rental yields.

ROI Potential

- * Guest House Conversion: With 5 bedrooms, 4 bathrooms, and 2 kitchens, the property can be adapted into a boutique Guest House with 6–8 rentable units.
- * Average Daily Rate (ADR) in rural Portugal: €80–€120 per room (depending on season and amenities).
- * Occupancy Rate: Rural tourism in Alentejo averages 55–70% annually.
- * Projected Gross Revenue:
 - * At €100 ADR × 6 rooms × 60% occupancy → ~€131,400 per year.
 - * At €120 ADR × 8 rooms × 70% occupancy → ~€245,280 per year.
- * ROI Estimate: Between 12–18% annually, depending on management efficiency and marketing strategy.

Risk Analysis

- * Market Risk: Tourism demand can fluctuate with economic cycles, but Portugal's rural tourism sector has shown steady growth.
- * Seasonality: Higher occupancy in spring/summer; lower in winter. Diversifying with cultural events and cross-border Spanish visitor

Neu:	Nein
Zustand:	Ausgezeichnet
Gebaut:	1990
Vermietet:	Nein

Allgemein

Schlafzimmer:	5
Badezimmer:	5
Grundstücksgröße:	396 m ²
Stockwerk Nummer:	3

Zimmerdetails

Zimmer insgesamt:	7
Räume:	Office, Dining room, Family room
Haushaltsgeräte:	Geschirrspüler, Freezer, Microwave, Range / Oven, Refrigerator, Washer
Innenausstattung:	Attic, Fireplace, Mother-in-law apartment, Fitted



Bodenbelag:

kitchen, Cable ready
Softwood, Tile

Versorgungsdetails

Heizung:

Ja

Heizungsart:

Radiant

Heizstoff:

Electric

Energieeffizienz

Energieverbrauch:

E

Gebäudedetails

Parkplatz:

Ja

Anzahl der Parkplätze abseits
der Straße:

2

Anzahl der Garagen:

3

Gesamtzahl der Parkplätze:

5

Aussicht:

City, Mountain

Mietdetails

Möbliert:

Ja

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der Website:

<https://ichibanrealty.com/producto/mansion-manor-portugal/>

Kontaktinformation

Telefon:

+3519 (28036) 138-

IMLIX ID:

IX8.015.711

