



## B&B or Guest House – Unique Opportunity



### Στοιχεία μεσίτη

Όνομα: guillermopalomar  
Όνομα εταιρείας:  
Χώρα:  
Experience since:  
Τύπος υπηρεσίας:  
Specialties:  
Property Type:  
Τηλέφωνο:  
Languages:  
Site:

### Στοιχεία καταχώρησης

Ακίνητο για: Πώληση  
Τιμή: USD 538,922.33

### Τοποθεσία

Χώρα: Portugal  
Νομός/Περιοχή/Επαρχία: Portalegre  
Πόλη: Marvão  
Διεύθυνση: Rua de Santo Antonio 7  
Ταχυδρομικός κωδικός: 7330-273  
Δημοσιεύθηκε: 15/12/2025  
Περιγραφή:  
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



- 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

Νέος:	Οχι
Κατάσταση:	Excellent
Κατασκευάστηκε:	1990
Tenanted:	Οχι

## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	5
Μέγεθος αυλής:	396 τ.μ
Floor Number:	3

## Room details

Total rooms:	7
Rooms:	Office, Dining room, Family room
Appliances:	Dishwasher, Freezer, Microwave, Range / Oven, Refrigerator, Washer
Indoor Features:	Attic, Fireplace, Mother-in-law apartment, Fitted



Floor Covering:

kitchen, Cable ready  
Softwood, Tile

## Utility details

Heating:

Ναί

Heating Type:

Radiant

Heating Fuel:

Electric

## Energy efficiency

Energy Consumption:

E

## Building details

Parking:

Ναί

Number of Off Road Parking:

2

Number of Garages:

3

Total Number of Parking

5

Spaces:

View:

City, Mountain

## Rental details

Furnished:

Ναί

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link:

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

## Contact information

Τηλέφωνο:

+3519 (28036) 138-

IMLIX ID:

IX8.015.711

