



## B&B or Guest House – Unique Opportunity



### Agent Info

Name: guillermopalomar  
Company  
Name:  
Country:  
Experience  
since:  
Service Type:  
Specialties:  
Property Type:  
Phone:  
Languages:  
Website:

### Listing details

Property for: Sale  
Price: USD 539,938.38

### Location

Country: Portugal  
State/Region/Province: Portalegre  
City: Marvao  
Address: Rua de Santo Antonio 7  
ZIP code: 7330-273  
Posted: Dec 15, 2025

### Description:

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



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- 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

New:	No
Condition:	Excellent
Built:	1990
Tenanted:	No

## Common

Bedrooms:	5
Bathrooms:	5
Lot Size:	396 sq m
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 kitchen, Cable ready



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Floor Covering: Softwood, Tile

## Utility details

Heating: Yes  
Heating Type: Radiant  
Heating Fuel: Electric

## Energy efficiency

Energy Consumption: E

## Building details

Parking: Yes  
Number of Off Road Parking: 2  
Number of Garages: 3  
Total Number of Parking Spaces: 5  
View: City, Mountain

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Additional information

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

## Contact information

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