

# Chalet Lion

**Region:** Ski Circus   **Sleeps:** 20

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## Overview

Nestled in the picturesque landscape of Leogang, Chalet Lion offers an exclusive retreat amidst the Austrian Alps. This luxurious alpine haven promises unparalleled comfort and elegance, complemented by breathtaking views and a fully catered experience. Whether you seek adventure on world-class slopes or serenity in the embrace of nature, Chalet Lion is your gateway to a memorable escape.

**The chalet is available year-round, but facilities, property and local amenities may vary depending upon season.**



## Winter | Ski Chalet

### November - April

During winter, Chalet Lion transforms into a haven for snow enthusiasts. Located near renowned skiing and snowboarding slopes, guests enjoy easy access to exhilarating alpine adventures. After a day on the slopes, unwind in the warmth of the chalet, where crackling fireplaces and an outdoor hot tub await. Indulge in gourmet meals crafted by a private chef, featuring locally sourced ingredients and paired with fine wines. With personalized service and meticulous attention to detail, Chalet Lion ensures a winter retreat that exceeds expectations, perfect for families, romantic getaways, or gatherings of friends seeking luxury and adventure in equal measure.

## Summer | Alpine Chalet

### June - September

In summer, Chalet Lion invites guests to discover the tranquility and natural beauty of the Austrian Alps. The chalet offers a serene escape from the valley's heat and is surrounded by lush green landscapes and panoramic mountain vistas. Enjoy outdoor activities such as hiking, mountain biking, or simply relaxing amidst the alpine scenery. The chalet's luxurious accommodations provide a comfortable retreat after a day of exploration, with spacious rooms and all the amenities needed for relaxation—delight in culinary excellence with meals prepared by a talented chef, showcasing seasonal flavours and local delicacies. Whether seeking outdoor adventure or peaceful rejuvenation, Chalet Lion promises an unforgettable summer retreat where luxury meets nature in perfect harmony.

Chalet Lion is a testament to luxury and tranquility in Leogang, offering an exclusive escape year-round. Whether blanketed in winter snow or surrounded by summer greenery, guests can enjoy unparalleled comfort and service. Indulge in gourmet dining, relax by the fireplaces or in the outdoor hot tub, and relish the personalized attention that enhances every moment of

your stay. With its prime location near premier skiing and outdoor activities, Chalet Lion is an ideal choice for those seeking a memorable Alpine experience, where every detail is designed to surpass expectations and create cherished memories.

## Facilities

Eco Friendly (Sustainable) • Gym/Fitness Room • DVD • Cots (Cribs) • Indoor Games • Rural Location • Walk to Village • Spa/Massage • Air-Con • Games Room • Golf Nearby • Lift • Wi-Fi/Internet • Watersports • Tennis Nearby • Table Tennis • Garage • Chef/Cook Included • Wow Factor • Instagrammable • Modern • Ski Chalet • Summer Chalet • Wellness • Yoga Classes Available • Spa Treatments Available • Offers a free electric car charging point • Playground nearby • Uses solar energy • Catered • Ski Hire Available • Breakfast Included • Uses green energy • Children's videos/DVDs • Catered • Xbox/Playstation/Wii • Playground • Property host • Swings • Trampoline • Slide • Climbing frame • Private Pool • Heated Pool • Indoor Pool • Supports the local community (locally owned) • Ideal for Babies & Toddlers • Pool inflatables • Ideal for Kids • Footballs • Football net • Mini-football goals • Soccer • Ideal for Teens • Pets on Request • Hot Tub • Walk to Restaurant • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Electric Car Charger • Safety Deposit Box • Hairdryer • Ideal for Xmas/NY • Ground Floor Bed & Bath • Smart TV • TV • Wheelchair Access • Sauna/Steam • Outdoor Games • Table Football • Pool/Snooker • Home Cinema • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Walking/Hiking Paths • Skiing • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Paragliding

# Interior & Grounds

## The Chalet and Guest House

### The Chalet

#### *Interior*

##### *First Floor*

- Home movie theatre with near-wall laser projector by Sony and adjustable leather reclining chairs, PlayStation
- Wellness area
- Fitness room
- Rock climbing wall with foam mat
- X3 Children's playground indoor and outdoor

##### *Second Floor*

- Sitting area with almost five-meter tall windows from ceiling to floor
- Dining area
- Kitchen area
- Separate WC
- Large terrace
- Living room with grand piano

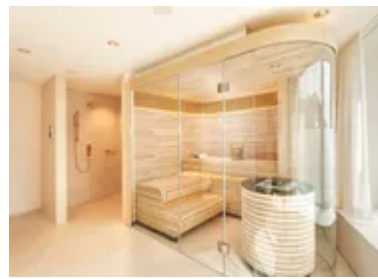
##### *Third Floor*

- 1 x Double bedroom with dressing area, freestanding bathtub and en-suite shower room. (67m<sup>2</sup>)
- 1 x Double bedroom with hanging seating area and en-suite shower room. (49m<sup>2</sup>)
- 1 x Double bedroom with seating area and en-suite shower room. (45m<sup>2</sup>)
- 1 x Double bedroom with en-suite shower room. (36m<sup>2</sup>)
- 1 x Double bedroom with en-suite shower room. (29m<sup>2</sup>)

#### *Exterior*

- Dining set for 10 people each
- Lounge set for 10 people each
- Large patio area
- Sculpture by David Harber
- X5 garage spaces

### The Guest House



### *Lower Ground Floor*

- 1 x Family bedroom suite with 2 double bedrooms (23m² & 25m²) and shared bathroom with separate WC
- Garage
- Separate WC

### *Ground Floor*

- 1 x Double bedroom with en-suite bathroom. (47m²)
- 1 x Double bedroom with en-suite bathroom. (38m²)
- 1 x Double bedroom with en-suite shower room. (30m²)
- Sauna

### **Additional Facilities**

- 5 bedrooms in the Chalet, a further 5 bedrooms in the adjoining Guesthouse
- 14-meter indoor pool, gym, movie theatre
- 1,800 square meters of floor space in 2 buildings with 2 living rooms and kitchens
- 1,800 square meters of floor space, distributed over 2 buildings
- 10 bedrooms, 8 of them with an en-suite bathroom, and a family suite with a large, shared bathroom
- 10 garage spaces
- Elevator
- Heating system with geothermal heat pumps
- Independent power generation with photovoltaics
- Completely CO2-free operation
- Automatic aeration with air humidification and heat recovery
- Triple thermal insulation glazing
- 2 living rooms with soaring 5-meter cathedral ceilings and floor-to-ceiling high windows, fully equipped gourmet kitchen and dining table for 10 people
- Seating group on a revolving platform
- 2 recessable large-screen TV sets with PlayStation
- 2 effect fireplaces with water vapor
- Yamaha disk grand piano with electromechanical self-playing option
- Stainless steel pool table by Mitchell
- 2 patios, encircling each house
- 2 Napoleon grills with "sizzle zone"
- Hot tub
- 2 shaded dining sets for 10 people each

- 3 lounge sets for 10 people each
- Atrium with fire pit on the wellness level
- 2 large sculptures by David Harber
- All bedrooms with double (blackout) curtains
- Sound-insulated doors
- Box spring beds by Wittmann, 5 of them height-adjustable, furnished with a mattress topper upon request
- All bedrooms include high-quality original artwork matching the above-mentioned themes
- All beds 2 x 2 m
- 14-meter stainless steel pool with waterfall
- Whirlpool with 6 seats
- Play fountain area for kids, with warm water floor jets and virtual, interactive aquarium
- Gym with Technogym cardio equipment and Life Fitness weightlifting station
- Indoor rock climbing wall
- 2 KLAFS designer saunas
- Exterior seating group with shade sail
- 2 outdoor playgrounds with an area of more than 400 square meters: Large slide, fountain play area, small soccer field, 2 competition trampolines, sandbox, swing set, etc
- Indoor play paradise by Wehrfritz with playhouses, tunnel runs, slide for toddlers, ball pool, toy shop, large screen with PlayStation, etc
- 4 PlayStations, one with a 3.6-meter screen in the movie room
- Interactive monitors in the elevator (virtual mountain ride) and at the swimming pool (virtual aquarium)
- Child safety features on staircases, bed guards to prevent falls on beds and children's beds, children's high chairs
- Home movie theatre with near-wall laser projector by Sony and adjustable leather reclining chairs
- K-Array surround sound system with amplifier by Marantz
- Virtual starry sky with an original photo of the sky over Leogang
- Yamaha disk grand piano with self-playing option
- Professional K-Array sound systems in the living rooms
- Sonos systems in all rooms



# Location & Local Information

Nestled in the serene heart of the Austrian Alps, Chalet Lion, Leogang, offers an unparalleled mountain retreat. This luxurious chalet boasts stunning panoramic views of snow-capped peaks and lush valleys, creating the perfect backdrop for a tranquil getaway. Imagine waking up to the crisp mountain air and stepping onto your private balcony to soak in the breathtaking scenery. The chalet's rustic charm blends seamlessly with modern amenities, ensuring you enjoy the utmost comfort and convenience during your stay. Whether lounging by the cosy fireplace, unwinding in the sauna, or savouring a meal prepared in the fully equipped kitchen, every moment at Chalet Lion is designed to rejuvenate your mind, body, and soul.

Beyond the comfort of the chalet, a world of adventure awaits. Leogang is a haven for outdoor enthusiasts, offering an array of activities year-round. In the winter, hit the slopes at the renowned Saalbach-Hinterglemm-Leogang-Fieberbrunn ski resort, just minutes away. When the snow melts, the area transforms into a paradise for hikers and mountain bikers, with trails that wind through lush forests and alpine meadows. Visit the stunning Krallerhof Spa for a day of pampering, or explore the region's rich cultural heritage with a visit to the Mining and Gothic Museum in nearby Leogang. Whether you seek thrilling adventures or serene relaxation, Chalet Lion is your gateway to an unforgettable Alpine experience.

## Local Amenities

Nearest Airport	Salzburg Airport (71.5 km)
Nearest Airport 2	Innsbruck Airport (130 km)
Nearest Bar/Pub	Lions Lounge (2.3 km)
Nearest City	Saalfelden (8.9 km)
Nearest Equipment Hire	SchneeSportSchule Asitz Steinbergbahn (4.4 km)



Nearest Golf	Golf Club Gut Brandlhof (15.1 km)
Nearest Lift	Oer Steinbergbahn (5 km)
Nearest Piste	Skiroute nach Leogang (2.5 km)
Nearest Restaurant	LEOs Kitchen & Bar Leogang (2.3 km)
Nearest Shop	Bakery Café Ritter (2 km)
Nearest Shop	Fleischhauerei Fürstauer Butchers (2.2 km)
Nearest Ski Hire	SchneeSportSchule Asitz Steinbergbahn (4.4 km)
Nearest Ski Lift	Oer Steinbergbahn (5 km)
Nearest Supermarket	Mpreis (2.4 km)
Nearest Tennis	Tennisplatz Leogang (2.4 km)
Nearest Track	Skiroute nach Leogang (2.5 km)
Nearest Train Station	Leogang-Steinberge Bahnst (1.3 km)
Nearest Village	Leogang (2.1 km)

## What we love

- At Chalet Lion, a private chef crafts gourmet meals using the finest locally sourced ingredients, promising an unparalleled dining experience.
- Our commitment to personalized service ensures that every guest is not just a visitor, but a cherished part of the Chalet Lion family, guaranteeing a memorable stay.
- Chalet Lion, nestled amidst the breathtaking Austrian Alps, offers views that will leave nature enthusiasts in awe, making it a perfect retreat.
- Leogang is renowned for its world-class skiing and snowboarding opportunities.
- The village offers a charming blend of traditional Alpine architecture and modern amenities.

## What you should know...

- This property's pricing is based on catered, based on catered which includes all service staff, but you are free to decide on your own food and drink otherwise if you would like to book this property on a self-catering basis please visit Chalet Leo (<https://www.oliverstravels.com/ski/austria/ski-circus/leogang/chalet-leo/>).
- This chalet is also available to book for less (10) guests, if you would like to book for a smaller group please visit Chalet Henne (<https://www.oliverstravels.com/ski/austria/ski-circus/leogang/chalet-henne/>).
- Ensure children are monitored at all times.
- Chalet Lion is separated into two separate buildings with 5 bedrooms, a living and dining and a professionally equipped kitchen in each
- Ensure you make use of all wellness facilities within the chalet.
- Personal concierge is available during your stay by phone, WhatsApp or in person.



# Terms & Conditions

- **Security deposit:** €35,000 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** Check-in 3.00 p.m.
- **Departure time:** Check-out 12.00 p.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Pets may only be brought along with the prior written consent of the owner. A separate fee may apply for this, which will be agreed in advance. Pets are not allowed in the bedrooms. The tenant is liable for any damage caused by pets.
- **Other Ts and Cs:** Weddings & Celebrations – only upon prior discussion and agreement with the owner. Weddings & Celebrations – only upon prior discussion and agreement with the owner. Please note that cost of food and drinks will be charged separately at cost plus applicable VAT. The lift makes the main building property fully accessible for wheelchair users. However, there are steps to the pool, therefore, this cannot be accessed.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes, standard changeover clean included. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking in any form, including but not limited to cigarettes, cigars, pipes, vaporizers, shishas, is strictly prohibited in all rooms of the chalet. Smoking on the balconies/terraces is only permitted with the doors closed. Extensive removal of smoke contamination (cleaning curtains etc.) will be deducted from the deposit.
- **Minimum stay:** 7 nights during festive, winter and summer high season / 3 nights during main winter and summer and low summer season.
- **Heating costs included?:** Yes, included in the rental price.
- **Pool heating charge?:** Yes, included in the rental price.
- **Tax:** Yes, € 2,05 per person per night, is included.
- **Internet access?:** Yes, included in the rental price.
- **Pool towels included?:** Yes, included in the rental price.
- **Stag & Hen Do Allowed? :** No single sex groups. No stag & hen parties.

**The chalet is available year-round, but facilities, property and local amenities may vary depending upon season.**