# Chalet Lion

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

## Overview

Set within the peaceful Tirol valley of Leogang, Chalet Lion offers a remarkable year-round retreat that unites Alpine character with contemporary elegance and the scale of a private estate. Spanning 1,800 square metres across the main chalet and adjoining guest house, the property accommodates up to twenty guests in ten refined bedrooms, eight of which are en-suite, together with a dedicated family suite.

The main chalet showcases sweeping floor-to-ceiling windows, a Yamaha self-playing grand piano, professional sound systems, and a spacious lounge designed for both comfort and entertaining. Leisure facilities include a fourteen-metre indoor pool, a fully equipped gym with climbing wall, a private cinema, and a wellness suite with saunas and treatment spaces.

The guest house complements the main residence with five further bedrooms, its own sauna, and generous living areas, providing an ideal balance of privacy and conviviality. Across the estate, multiple terraces, lounges, and dining areas set the scene for memorable gatherings, while children are well catered for with a Wehrfritz-designed indoor play paradise and two extensive outdoor playgrounds.

A highlight of every stay at Chalet Lion is its fully catered service. Private chefs prepare tailored menus showcasing seasonal Alpine produce, while attentive staff oversee every detail, ensuring guests are free to relax and savour each moment.

In winter, the chalet becomes a haven for skiers, with the exclusive Super Ski Shuttle providing seamless access to Austria's finest resorts, from Kitzbühel to Zell am See and the Kitzsteinhorn Glacier. In summer, hiking trails, cycling routes, and cultural excursions abound, with panoramic terraces offering perfect settings for yoga, al fresco dining, or evening drinks.

Sustainability is at the heart of Chalet Lion, which runs entirely on geothermal and solar energy for $CO_2$-free operation. Each stay also supports charitable initiatives, ensuring this Alpine retreat offers not only luxury and service but meaningful impact.









## Facilities

Tennis Nearby • Eco Friendly (Sustainable) • Ideal for Xmas/NY • Paragliding • Air-Con • Fishing • Skiing • Cycling • Private Pool • Golf Nearby • Working Fireplace/Woodburner • Watersports • Horse Riding • Catered • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Boot Heaters • Ski Room • Bus/Shuttle To Slopes • Wellness • EV Charger • Ski Hire Available • Ski Chalet • Heated Pool • Chef/Cook Included • Cots

(Cribs) • Ideal for Teens • Special Offer • Has Offer • Has Discount • Wow Factor • Pets on Request • Indoor Pool • Instagrammable • Ground Floor Bed & Bath • Modern • Wheelchair Access • Walk to Restaurant • Parking Space • Wi-Fi/Internet • Summer Chalet • Lakes and Mountains • Rural Location • Washing Machine • Outstanding Landscapes • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Spa/Massage • TV • Pool/Snooker • Table Tennis • Lift • Games Room • Garage • Indoor Games • DVD • Gym/Fitness Room • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Sauna/Steam • Outdoor Games • Table Football • Home Cinema • Heating • Yoga Classes Available • Spa Treatments Available • Offers a free electric car charging point • Playground nearby • Uses solar energy • Uses green energy • Children's videos/DVDs • Breakfast Included • Catered • Xbox/Playstation/Wii • Playground • Swings • Property host • Trampoline • Slide • Climbing frame • Supports the local community (locally owned) • Ideal for Babies & Toddlers • Pool inflatables • Footballs • Football net • Mini-football goals • Soccer • High Chair(s)

# Interior & Grounds

## The Chalet and Guest House

### The Chalet

*First Floor:*
- Private home cinema with Sony laser projector, reclining leather chairs and PlayStation
- Wellness suite with sauna and treatment space
- Fully equipped fitness room with rock-climbing wall and foam mat
- Indoor and outdoor children's play areas (x3 zones)

*Second Floor:*
- Lounge with five-metre floor-to-ceiling windows and Yamaha Disklavier grand piano
- Open-plan dining and kitchen areas
- Separate WC
- Expansive terrace with mountain views

*Third Floor – Bedrooms:*
- Bedroom 1 – Double with dressing area, freestanding bathtub and en-suite shower room (67 m²)
- Bedroom 2 – Double with hanging chair and en-suite shower room (49 m²)
- Bedroom 3 – Double with seating area and en-suite shower room (45 m²)
- Bedroom 4 – Double with en-suite shower room (36 m²)
- Bedroom 5 – Double with en-suite shower room (29 m²)

*Exterior*
- Outdoor dining and lounge areas, each seating 10
- Large patio space with mountain views
- 'Torus' Sculpture by David Harber
- Private garage with five parking spaces

### The Guest House

*Lower Ground Floor*
- Bedroom 6 & 7 – Family bedroom suite with 2 double bedrooms (23m² & 25m²) and shared bathroom with separate WC









- Garage
- Separate WC

*Ground Floor*
- Bedroom 8 – 1 x Double bedroom with en-suite bathroom. (47m²)
- Bedroom 9 –Double bedroom with en-suite bathroom. (38m²)
- Bedroom 10 – Double bedroom with en-suite shower room. (30m²)
- Sauna

*Additional Facilities*
- 14-meter indoor pool, gym, movie theatre
- 10 garage spaces
- Elevator with interactive monitors of a virtual mountain ride
- Heating system with geothermal heat pumps
- Independent power generation with photovoltaics
- Completely CO2-free operation
- Automatic aeration with air humidification and heat recovery
- Seating group on a revolving platform
- Yamaha Disklavier self-playing grand piano
- Pool table
- Hot tub
- Swimming pool with interactive virtual aquarium
- All bedrooms with double (blackout) curtains
- Sound-insulated doors
- Whirlpool with 6 seats
- Play fountain area for kids, with warm water floor jets and virtual, interactive aquarium
- Gym
- Indoor rock climbing wall
- 2 KLAFS designer saunas
- 2 outdoor playgrounds
- Indoor play paradise by Wehrfritz with playhouses, tunnel runs, and much more
- 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)
- Home movie theatre with near-wall laser projector by Sony and adjustable leather reclining chairs

- K-Array surround sound system with amplifier by Marantz
- Sonos systems in all rooms

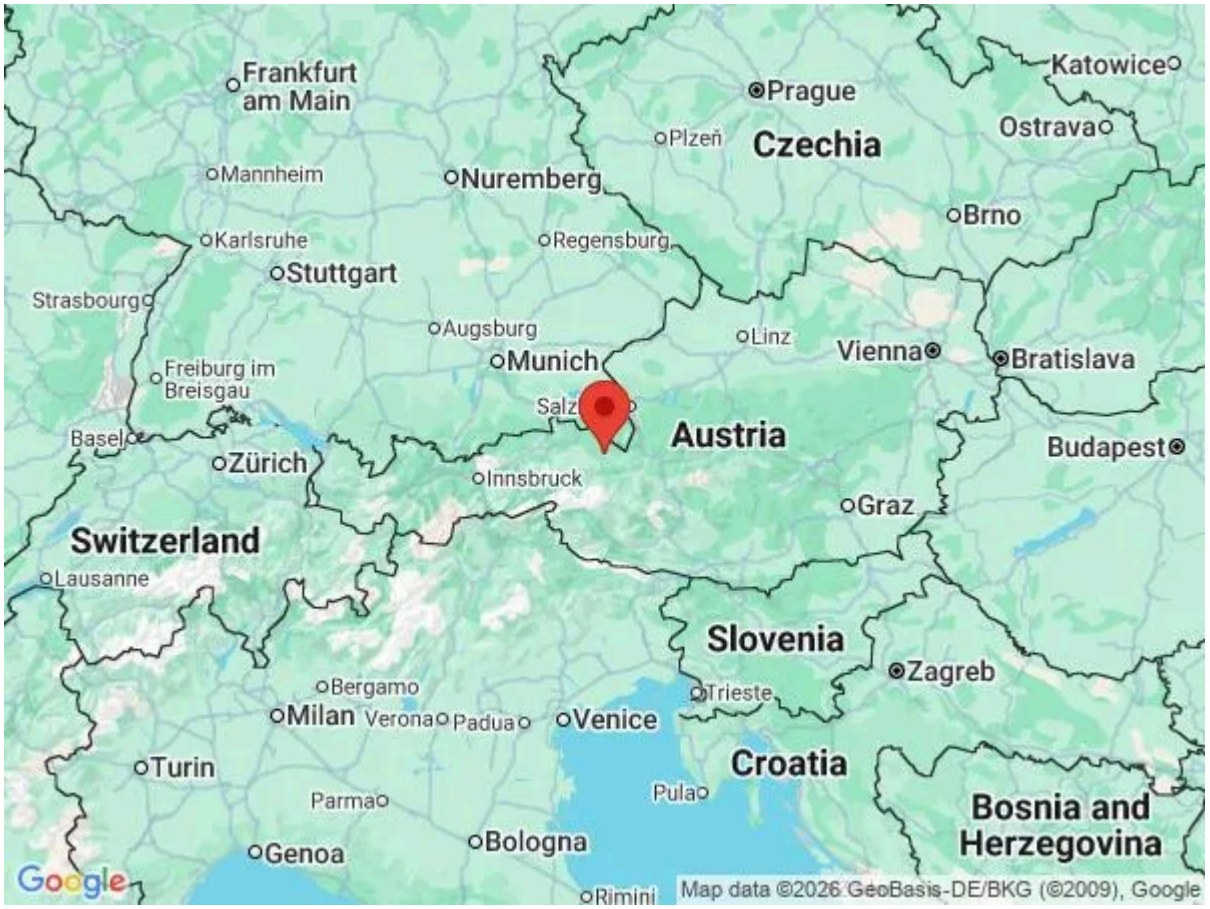
# Location & Local Information

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

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| Nearest Airport | **Salzburg (71.5 km)** |
| Nearest Airport | **Innsbruck (130 km)** |
| Nearest Bar/Pub | **Lions Lounge (2.3 km)** |
| Nearest Golf | **Golf Club Gut Brandlhof (15.1 km)** |
| Nearest Lift | **Oer Steinbergbahn (5 km)** |










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| Nearest Piste | **Steinbergbahn Blue (4.5 km)** |
| Nearest Restaurant | **Huwi´s Alm im Priesteregg (850 m)** |
| Nearest Shop | **Bakery Café Ritter (2 km)** |
| Nearest Shop | **Fleischhauerei Fürstauer Butchers (2.2 km)** |
| Nearest Ski Hire | **Sport Herzog Skiverleih & Sportshop (2.6 km)** |
| Nearest Ski Lift | **Steinbergbahn 1 - Leogang (4.5 km)** |
| Nearest Supermarket | **Mpreis (2.4 km)** |
| Nearest Tennis | **Tennisplatz Leogang (2.4 km)** |
| Nearest Train Station | **Leogang-Steinberge Bahnhst (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.
- Commitment to a personalized service is clear at Chalet Lion. It ensures that every guest is not just a visitor, but a cherished part of the Chalet Lion family, guaranteeing a memorable stay.
- Chalet Lion, surrounded by 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.

# What you should know...

- This property's pricing is based on the catered option, where staff and chef costs are incuded, but the cost of food and drink are an extra cost charged at the end of your stay. 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 10 guests excluding the guest house, 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/), or on the self-catered rate for 10 guests please visit Chalet Rain (https://www.oliverstravels.com/ski/austria/ski-circus/leogang/chalet-rain/).
- Ensure children are monitored at all times when using the facilities such as the play or spa areas..
- Personal concierge is available during your stay by phone, WhatsApp or in person. These details will be provided to you once your booking is confirmed.

# 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. 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:** Standard changeover clean included in the price. 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 stag & hen parties.

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