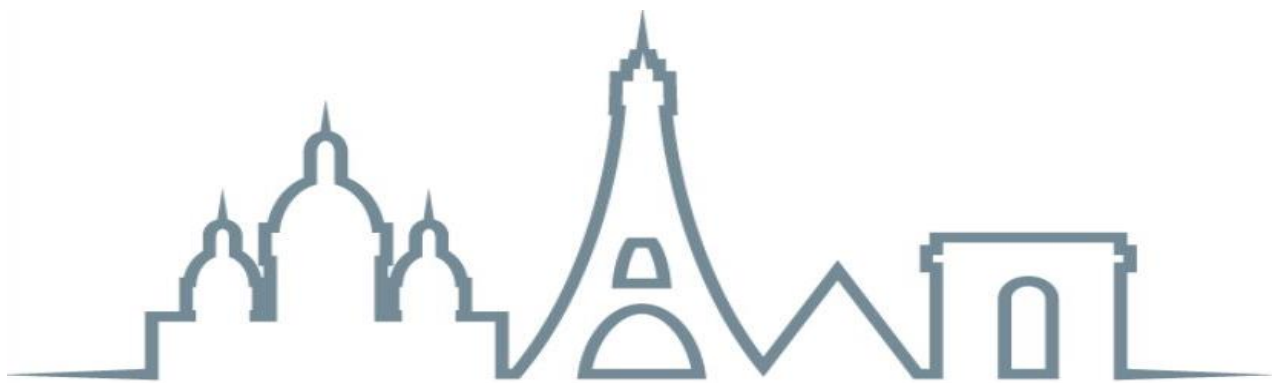


ACCOMMODATION GUIDE

Students from abroad



September 2022

Dear students,

Welcome to the University of Paris-Panthéon-Assas.

In Paris and the Parisian region of Ile de France, there are numerous accommodation options: student residences, private student residences, flat-shares, student hostels, home-stay accommodation and intergenerational accommodation.

To help you in your search, our guide provides you with useful information: formalities, financial support schemes, a non-exhaustive list of addresses and websites offering accommodation by category, etc.

It is important to be clear about your objectives before starting your search: the type of accommodation that you are looking for: furnished or unfurnished, a student residence or a private home, shared or not, the location (shops, transport, proximity to your place of study), etc. and to enable you to start your search for student accommodation at the earliest.

We wish you good luck in your search!

International Relations Department

General Information:

Useful information

In Paris, there are often many would-be tenants who are looking for the same accommodation. Landlords will give preference to students who have all the necessary papers ready.

The following documents will be needed in order to complete the tenancy agreement:

- Valid proof of identity
- Your residency permit, if applicable
- Proof of address
- Your student card
- A document proving your financial situation as a student
- Information about your guarantor: identity, place of residence, line of work, resources (supporting documents will need to be provided)



Beware of scams:

The owner-landlord is not entitled to ask for additional documents or a bank account number before the tenancy agreement is signed. Also, do not provide documents that could be misused by ill-intentioned persons.

Choosing where you want to live

Paris is divided into twenty districts known as “arrondissements” which together form the shape of a snail: the 1st arrondissement or district is located in the centre of Paris and the other arrondissements are wrapped around it.

The Seine runs through the middle of the city from east to west and forms the divide between the Left Bank (to the south) and the Right Bank (to the north).

For students who wish to find the right compromise between their time-distance commute to school and a lively ambience, the following neighbourhoods are the most popular choices:

The Latin Quarter (5th and 6th arrondissements): this is the historic student quarter of Paris. The oldest universities and schools in Paris are all located here and there are many bars, cafés, bookshops and shops.

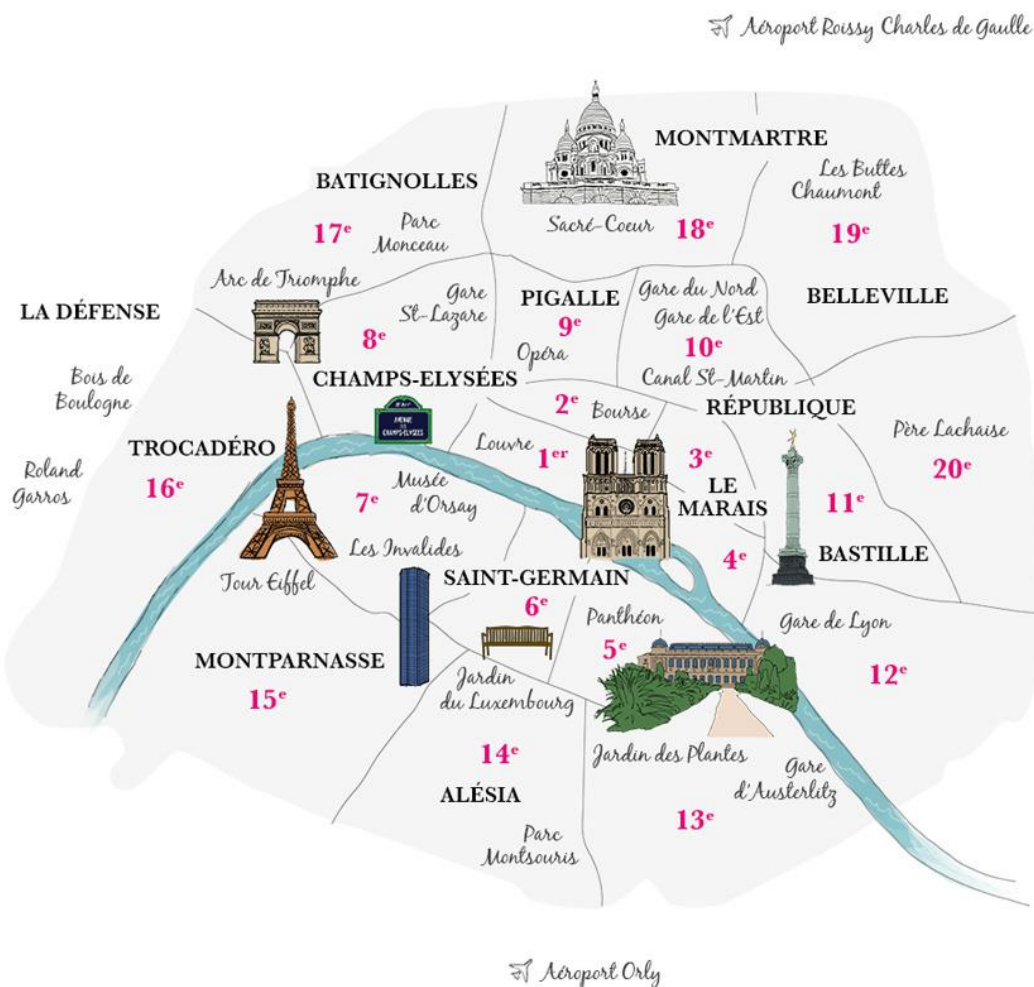
This district also has two parks which are ideal for relaxation: the Luxembourg Gardens and the Jardin des Plantes.

However you should bear in mind that this area is one of the most expensive areas in Paris for accommodation.

Gobelins/Mouffetard (5th arrondissement) which is in the immediate vicinity of the universities and colleges, is a very popular area with students. It is a very lively neighbourhood. Rue Mouffetard, in particular, is a convivial place to go out. This area is also expensive.

Bastille / République / Oberkampf (11th, 10th and 3rd arrondissements): this is a very lively district, both by day and by night, with the well-known street, the rue de la Lappe near Bastille, and close to the "trendy" districts of the Marais and the Canal Saint Martin. It is also an area with good public transport links to the very centre of Paris and the rents are more reasonable.

Belleville (19th and 20th arrondissements): situated on a hill, at the crossroads of the 19th and 20th arrondissements, Belleville district is known for its diversity. Nearby, the 19th arrondissement abounds with its canals (Canal de l'Ourcq and Canal Saint-Denis), large parks and gardens with the Parc des Buttes Chaumont and the Parc de la Villette, the Cité de la Musique and the Cité des Sciences. Rents are cheaper here than in the above-mentioned districts.



The other districts in brief:

The **1st arrondissement** located in the centre, has lots of monuments and is particularly popular with tourists.

The **2nd arrondissement**, is more discreet than the 1st arrondissement, is home to many very old passageways lined with old-fashioned shops. There are lots of restaurants, bars and cinemas on the main boulevards.

The **7th arrondissement** is home to the Eiffel Tower. This district is where you'll find mainly administrative districts, ministries, embassies along with a few museums. It is one of the most expensive arrondissements in Paris.

The **8th arrondissement** is known as the Elysée district. It is an elegant district with many private mansions. The Avenue des Champs Elysées, which is home to a large number of international brands, is very popular with tourists.

The **9th arrondissement** is known for its department stores and its famous theatres and concert halls, including the Opéra Garnier, the Folies Bergères and the Olympia.

The **12th arrondissement** which is in the south-east, is known for its parks and gardens, including the Bois de Vincennes and the Promenade Plantée. It is also home to the Opéra Bastille, itself a must-see cultural venue.

The **13th arrondissement**: this is a district has contrasting styles of architecture. It is home to the François Mitterrand French National Library (BNF), the Manufacture des Gobelins, etc. It borders the very popular 5th arrondissement where rents are cheaper.

The **14th arrondissement "of the Paris Observatory"**: the 14th is quite a vast arrondissement. It is home to the Cité Internationale Universitaire de Paris (CIUP), the Montsouris park and the rue d'Alesia with all its shops. Rents are more affordable than in the neighbouring 6th/5th arrondissements with colleges and universities.

The **15th arrondissement**: is large, as well as the most populated arrondissement. It is adjacent to the 6th, 7th and 14th arrondissements. It is connected well by public transport thus enabling easy access to the very heart of Paris.

The **16th arrondissement**: this is one of the chic districts of Western Paris. It is bordered by the Seine on the east and the Bois de Boulogne to the west. This is mostly a residential area.

The **17th arrondissement**: this is one of the largest arrondissements in Paris and one of the most contrasting ones. It is well connected by public transport and has a lot of parks

The **18th arrondissement "of the Butte Montmartre"**: this is also one of the most populated arrondissements in Paris. This is home to the Sacré Coeur, Pigalle and the Moulin Rouge, as well as La Chapelle and Barbès districts. It is a lively and cosmopolitan neighbourhood.

Beyond **Paris proper**, there are a number of towns on the fringes of Paris which are served by the Paris metro, such as Boulogne-Billancourt, Sèvres, Saint-Cloud, Neuilly-sur-Seine, Issy les Moulineaux, Montrouge, Vanves, Malakoff, to the west and south, or Levallois-Perret, Clichy-la-Garenne, Saint-Ouen, Gennevilliers, Aubervilliers, Montreuil, Pantin, Les Lilas, Vincennes, Saint-Mand , Ivry-sur-Seine and Villejuif to the north and east.

Glossary

Tenancy or rental agreement [*Bail/Contrat de location*]: this is a contract between the owner (landlord) and the tenant which details the terms of the tenancy: names and addresses of the parties, amount of rent and charges, amount of the security deposit, size of the living space, date and length of the tenancy, facilities and use of the accommodation, notice period, an inventory of fixtures and a precise inventory of the furniture for furnished accommodation. The rules vary depending on whether the accommodation is rented furnished or empty. There are two ways of renting a flat-share: either a tenancy agreement per tenant or a tenancy agreement per flat.

Landlord [*Bailleur*]: the company or individual who rents the accommodation to you: the owner or the student residence for example.

Inventory of fixtures [*État des lieux*]: after signing the tenancy agreement, the landlord will give you the keys and complete an inventory with you. This document lists the rooms in the flat and their condition. When you leave the premises, you will need to carry out an inventory of fixtures which is a pre-condition for the return of your deposit by the landlord.

Rent [*Loyer*]: the price of the rent is stated in the tenancy agreement. It can be revised every year, but this increase is regulated by law.

Expenses [*Charges*]: the rental prices are stated as being either “exclusive of expenses” or “inclusive of expenses”. The monthly rental expenses generally include building maintenance, rental taxes, heating, but may also include water and electricity.

Security deposit or guarantee [*Dépôt de garantie/caution*]: the amount of this deposit corresponds to one month's rent excluding expenses for the rental of an unfurnished flat or two months for a furnished flat. This sum is intended to cover any damage that may be caused to the flat. It will be returned to you within a maximum of 2 months after the condition of the accommodation has been checked and the keys have been returned.

Guarantor / Guarantee [*Garant / Caution*]: the guarantor is a natural person (often the family or a close friend) or a legal entity (company, bank, or organisation which can provide a comprehensive guarantee fully funded by the State). In general, the landlord requires the guarantor to have an income which is 3 times the amount of the rent. A guarantor undertakes to pay the rent if the tenant stops paying (joint and several guarantee).

If you do not have a relative who can act as a guarantor for you, you may be able to qualify for the **comprehensive guarantee fully funded by the State** which is a free online rental guarantee solution: <https://www.visale.fr/>.

This solution is designed for students under 30 years of age wishing to use private or social rental accommodation in the Parisian Region with a rent of less than €1,500.

You can also use **GarantMe**, which in return for a financial payment acts as a guarantor. Visit the website: <https://garantme.fr/> to carry out a simulation.

Application fee [*Frais de dossier*]: you will have to pay an application fee if you use an intermediary to find your accommodation, such as an estate agent.

Notice to be given when you leave [*Délai de préavis de départ*]: when you leave your accommodation, you must give your landlord notice by means of a registered letter with acknowledgement of receipt as required by law. The landlord will be entitled to claim the months of rent due if you have not observed this deadline. Please note: notice given by electronic means (email) is not valid.

Comprehensive home insurance and third-party liability [*Assurance multirisques habitation et responsabilité civile*]: it is compulsory for anyone moving into new accommodation to take out “comprehensive home” insurance. This covers you in the event of an incident or damage (fire, water damage, theft, etc.) in your home.

“Third-party liability” insurance ensures that you are covered if you accidentally cause damage to a third party. It is mandatory in France. It is often included in the home insurance policy.

Banks and student mutual insurance companies offer this type of insurance policy

Financial support [*Aide financière*]:

All students, irrespective of their nationality, can apply for financial support from the CAF (Caisse d’Allocations Familiales - Family Allowance Fund) to help them pay their rent. The money from the financial support is paid either into your bank account or directly to the landlord.

There are three types of accommodation support, depending on the type of your accommodation, the rent, your income and your family circumstances:

- Social Accommodation Allowance (**ALS**)
- Personalised Accommodation Benefit (**APL**)
- Family Accommodation Allowance (**ALF**)

Please note: personal housing benefit cannot be backdated. Make sure you apply as soon as you move into your accommodation so that you can obtain the benefit as soon as possible.

All applications for accommodation support must be made online on the CAF website: <https://www.caf.fr/>

Legal aid [*Aide juridique*]:

The Agence Départementale d'Information sur le Logement de Paris (Paris Accommodation Departmental Information Agency) is an association whose job it is to provide legal advice on all matters relating to accommodation. For more information, please visit the ADIL site: <https://www.adil75.org/>

To help you with your application

Several associations and the CROUS social service can help you look for your accommodation:

- **CLLAJ** Local Committee for helping Young People in Paris find their own Accommodation
6 bis rue Robert et Sonia Delaunay
75011 Paris
Telephone hotline: +33(0)1 42 74 06 61 Monday to Friday from 10 a.m. to 1 p.m.
<https://www.cllaiparis.org/>
- The **Student Club** provides various services to help students: accommodation notice board, jobs, [baccalaureate past examination papers](#), accommodation guide, etc.
<https://clubetudiant.com/>
<https://revisions.clubetudiant.com/guide-logement-etudiant-2022/>
- **BLOG** on student housing: <https://logements-etudiants.org/>
- **CROUS** de Paris - Social welfare/Health
<https://www.crous-paris.fr/aides-sociales>

List of addresses (non-exhaustive)

University residences and halls of residence

The CROUS (*Centre Régional des Œuvres Universitaires et Scolaires* / Regional Centre for University and Student Affairs)
39, avenue Georges Bernanos
75005 Paris
Telephone platform: +33(0)1 40 51 62 00

Accommodation in university residences is mainly reserved for students with French government grants and for exchange students.

However, you can apply for CROUS accommodation as soon as the secondary phase opens on <https://trouverunlogement.lescrous.fr/>

Lokawiz

You can also see what offers are available from members of the public on: <https://www.lokaviz.fr/>.

Lokawiz is a non-profit making student accommodation centre. Some offers are certified by the CROUS, which is a guarantee that they meet [statutory requirements](#) of quality, energy performance, rent prices, expenses etc. which are required by law.

Lokawiz offers mainly small types of accommodation. You will also find flat-sharing offers. To access the offers, you must be registered on: <https://www.messervices.etudiant.gouv.fr/>

The CIUP (*Cité Internationale Universitaire de Paris* / Paris International University Campus)

17 Boulevard Jourdan
Admissions Department
75014 Paris
Tel.: +33(0)1 44 16 64 00

Located in the 14th arrondissement of Paris, the Cité Internationale Universitaire de Paris (CIUP) has accommodation for nearly 6,000 students in 40 houses.

To qualify for accommodation in the CIUP, students must be enrolled in a higher education establishment and be studying for at least a Master 1 level or equivalent degree:

<https://www.ciup.fr/maisons/demande-logement/>

Associations specialising in the management of student accommodation

- **National Association for the Housing of Young People (UNHAJ):**
<https://www.habitatjeunes.org/un-logement-et-bien-plus/trouver-un-logement/>
- **The C.E.P. (*Entraide étudiants / Student mutual assistance*)** puts members of the public who have rooms in touch with students in exchange for a service or payment of a rent:
5, rue de l'Abbaye, 75006 Paris
Tel.: +33(0)1 55 42 81 23/24/25
cep-etudiants@eglise-sgp.org
- **The Arpej association** provides support for residents in personal and residential matters and offers a quality service: <https://www.arpej.fr/fr/arpej/>
- **Cohomly** puts families/students in touch with each other (fee-based):
<https://cohomly.com/>

Platforms specialising in the provision of private student accommodation (rooms, flats, student residences, etc.)

Many student residences offer services for students: laundry, co-working spaces, recreation rooms, etc. They provide a friendly environment which makes it easier to meet other students.

The private housing stock also offers a wide variety of accommodation. This can be offered by professionals or private individuals.

Professionals, real estate agencies, charge fees (or application fees).

By using the services of private individuals you [save on intermediary costs](#).

In both cases, you will have to complete a number of formalities: tenancy agreement, [inventory of rented property](#), etc.

<https://www.studapart.com/fr/logement-etudiant-paris>

www.estudines.com (Private accommodation with services for students)

www.adele.org (student accommodation centre)

<https://www.immojeune.com/>

<https://www.location-etudiant.fr/>

<https://housinganywhere.com/fr/>

<https://www.espacil-habitat.fr/devenir-locataire/etudiants/>

<https://www.appartcity.com/fr/offre-etudiante.html>

<https://www.nexity.fr/lamy>

<https://www.nexity-studea.com/>

<https://www.fac-habitat.com/fr/residences-etudiantes>

www.studefi.fr

www.studelites.com

<https://logement.studyrama.com/>

<https://www.residenceetudiante.fr/>

<https://www.uniplaces.com/about-us>

<https://www.espacil-habitat.fr/devenir-locataire/etudiants/residences-etudiantes/>

<https://www.locservice.fr/>

And some sites with a more general focus:

<https://www.pap.fr/>

<https://www.seloger.com/>

<https://www.lodgis.com/>

Flat-sharing

There are two ways of flat-sharing: a tenancy agreement per flat-share or a tenancy agreement per tenant.

- **COOPLOC** is a rental intermediation scheme for students. Furnished flat-shares are available to students at below-market rates: <https://www.coopcoloc.fr/>
- **KAPS** offers collective-based flat-shares. These are low-cost flat-shares offered in exchange for volunteer work which is done in working-class neighbourhoods. The network is managed by AFEV.

The concept: <https://afev.org/nos-actions/koloc-a-projets-solidaires/presentation-generale/>

In Paris: <https://rejoins.afev.org/kaps/paris/>

- And also:

<https://www.appartager.com/>

<https://www.lacartedescolocs.fr/colocations/fr/ile-de-france/paris>

<http://www.recherche-colocation.com/paris.html>

Green campuses: student accommodation in the countryside

Green campuses offer accommodation on farms. They are located no more than 20 minutes from the university campuses. The accommodation is furnished and rented out at a reduced price. They offer a **very** friendly atmosphere and the chance to eat fresh produce from the farm.

In the Paris region, there are green campuses in Melun in the Seine et Marne **department** (77) with others to be opened soon in the Essonne **department** (91): <http://www.campusvert.com/>

Student hostels

Student hostels are usually run by associations, some of which are religious, and are closed during the university holidays.

Rents are at a reduced rate, students can stay on a half-board**ing** basis and it **is** a good way for students to study and work together. But you often have to share your room and you cannot **invite students from outside the hostel to stay**.

Living in a student hostel means observing the house rules, which are often strict regarding meals and opening and closing times.

- **The Union Nationale des Maisons d'Étudiants (National Association of Student Houses):** UNME has a list of the student hostels in Paris, but you have to apply to each hostel: <http://www.unme-asso.com/>

- **Diocese of Paris:** <https://www.paris.catholique.fr/-les-foyers-etudiants-.html>

- **Here are some additional addresses:**

Union Chrétienne de Jeunes Filles (Young Women's Christian Union) (18-25 years old)

Foyer de Naples, 22, rue de Naples - 75008 Paris

Tel.: +33(0)1 53 04 37 47

Naples@ucjf.net

Union Chrétienne de Jeunes Filles (Young Women's Christian Union) (18-25 years old)

Foyer Anne-Marie Veder, 168, rue Blomet - 75015 Paris

Tel.: +33(0)1 53 68 78 30

Veder@ucjf.net

Foyer Alma Bosquet (Alma Bosquet Hall of Residence) (Women aged 18-25)

14, rue Pierre Villey, 75007 Paris

Tel.: +33(0)1 43 17 31 40

contact@foyeralma-bosquet.com

Nazareth Student Hostel

101, rue Olivier de Serres, 75015 Paris

Tel.: +33(0)1 48 28 21 38

foyer.nazareth@wanadoo.fr

Young workers' hostels

Young workers' hostels are, in principle, reserved for employees and apprentices aged between 16 and 25, but can also accommodate less well-off students. Meals are provided.

In general, the residents of these hostels sign an occupancy contract which can range from 6 months to a maximum of 2 years.

- **Union régionale des foyers de jeunes travailleurs d'Île-de-France (Regional association of hostels for young workers in the Paris region):**

<https://www.habitatjeunes.org/>

166 rue de Charonne, 75011 Paris

Tel.: +33(0)1 42 16 86 66

- **Accommodation centre for young workers, students and trainees:**

<https://www.cljt.com/index.php/nos-logements>

- **UNHAJ (National association for the housing of young people)**

12 avenue du Général de Gaulle

94300 Vincennes

<https://www.habitatjeunes.org/un-logement-et-bien-plus/trouver-un-logement/>

- **Association for Young Workers' Accommodation (ALJT):**

<https://www.aljt.com/faire-une-demande-de-logement/>

- **The Welcome Accommodation association (for young workers)**

Association Relais Accueil, 21, rue des Malmaison - 75013 Paris, France

Tel.: +33(0)1 44 06 88 20

Inter-generational accommodation

There are several associations that put older people who have large homes in touch with students who are looking for accommodation. Students are expected to provide a caring and reassuring presence and sometimes to do certain household chores in exchange for the accommodation.

Depending on the plan you choose and your availability, you can:

- Get free accommodation
- Simply contribute to the expenses
- Pay a reduced rent

The PariSolidaire: <https://www.leparisolidaire.fr/>

Ensemble 2 générations: <https://ensemble2generations.fr/>

We share we care: <https://wesharewecare.eu/fr/>

Temporary accommodation

Youth hostels: Paris has around thirty youth hostels and new generation youth hostels.

The **Paris Tourist Office** has a list of the youth hostels and **many** low-cost accommodation options: <https://www.parisinfo.com/> in the "where to sleep" section.

The Parme Association offers furnished and temporary accommodation for young workers, students and trainees: <https://associationparme.fr/>

Other useful addresses

C.I.D.J. Information and Documentation centre for young people:

visit the website: www.cidj.fr (in the "daily life" and then "finding accommodation" sections)

Eglise américaine de Paris – American Church

65 quai d'Orsay

75007 Paris

www.acparis.org

New York Habitat (private letting agency):

http://www.nyhabitat.com/paris-apartment.html?gclid=CNyxtbOG8rQCFE_MtAodMDsAGA



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