



Housing

Université de Strasbourg

guide

INTERNATIONAL
STUDENTS AND
RESEARCHERS

Housing guide



CONCEPTION

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➤ finding accommodation in Strasbourg

Finding accommodation in Strasbourg involves planning ahead and budgeting accordingly. There are several options: the housing stock owned by the University of Strasbourg, university residences (Crous), private student residences, halls of residence, or even rental offers from individuals.

Whether you are a student, PhD student, post-doctoral student, lecturer, researcher or visitor to the University of Strasbourg, this guide will help you find accommodation.

You will also find information on housing assistance programmes and

useful tips to make your search easier (finding, moving into, living in and moving out of accommodation).

Key

€ monthly rent of less than €300

€€ monthly rent between €300 and €500

€€€ monthly rent of more than €500

🎓 reduced rate for students and staff of the University of Strasbourg
APL eligibility for the CAF ("Caisse d'Allocations Familiales", equivalent to the benefits office) personalised housing assistance

♿ accessibility for people with disabilities

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➤ table of contents

types of accommodation

PAGE **08**
University residences

PAGE **11**
Private student residences

PAGE **18**
Halls of residence

PAGE **21**
Private housing

PAGE **23**
Estate agencies

PAGE **23**
Temporary accommodation

housing assistance programmes

PAGE **28**
Financial aid

PAGE **29**
Consultancy bodies

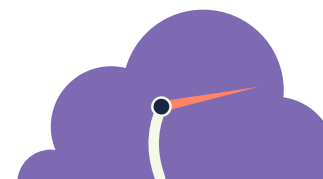
tools

PAGE **32**
Housing glossary

PAGE **37**
Moving into the accommodation

PAGE **43**
Living in the accommodation

PAGE **47**
Moving out of the accommodation



Types of *accommodation*



➤ University and Crous residences

European Doctoral College University of Strasbourg €€ | APL | 🇫🇷

The European Doctoral College is a residence of the University of Strasbourg which offers 100 furnished studio apartments of between 22 m² and 26 m² reserved for PhD students, especially for newly arrived students and PhD students in joint supervision. The residence is ideally located on the Esplanade university campus, near the "Observatoire" tram stop. It includes a social area with a fully equipped kitchen, a fitness room, Internet connection and laundry facilities.

➤ 46 BOULEVARD DE LA VICTOIRE
67000 STRASBOURG | 03 68 85 17 13
INFO-LOGEMENT@UNISTRA.FR

Villa Arconati Visconti University of Strasbourg | €€ | APL

The Arconati Visconti residence of the University of Strasbourg is available for professors, researchers and post-doctoral students in passing in Strasbourg. The required rental period for accommodation is a minimum of one week and a maximum of three months. The accommodations available include single rooms, studio apartments and two-room apartments, 5 of which are duplex apartments. Each room is equipped with a private bathroom, television and Internet connection. The studio apartments and two-room apartments are equipped with a kitchenette (sink, refrigerator, hotplates). The residence also has a fully equipped kitchen and laundry facilities available to all residents.

➤ 38 BOULEVARD D'ANVERS | 67000 STRASBOURG
03 68 85 60 86 | INFO-LOGEMENT@UNISTRA.FR
🇫🇷 UNISTRA.FR/INDEX.PHP?ID=22589

International University House Amitel | €€€ | APL | 🇫🇷

Managed by the Amitel association, the International University House is a residence dedicated to welcoming the international public of the University of Strasbourg (students, PhD students, post-doctoral students). This residence consists of 169 furnished and equipped studio apartments from 18.5m² to 40m², with kitchenette and private bathroom. The minimum rental period for a studio apartment is 9 months. Numerous services are available to residents: reception 7 days a week, catering, wifi connection, laundry facilities, gym, music room, bicycle rental.

➤ 11 PRESQU'ÎLE ANDRÉ MALRAUX
67100 STRASBOURG | 03 69 61 88 00
INFOS@AMITEL.EU
🇫🇷 AMITEL.EU/NOS-RESIDENCES/RESIDENCE-
MAISON-UNIVERSITAIRE-INTERNATIONALE

Did you know? 🇫🇷 🇫🇷 🇫🇷 *Mission Solidarité*

The university's MISSION SOLIDARITE has just been set up! Do you need help? Support in your efforts? Difficulties during your stay at Unistra? Our offices will be open to students from 10am to 5pm.

➤ MISSION SOLIDARITÉ
47 AVENUE DE LA FORÊT-NOIRE (2^e ÉTAGE)
67100 STRASBOURG
POLE.SOLIDARITE@UNISTRA.FR

Did you know? 🇫🇷 🇫🇷 🇫🇷 *The ground floor* *of the International*

University House groups together services related to international business which offer a variety of workshop to assist foreigners with administrative procedures (residence permit, social security, search for accommodation, financial aid). In particular, the Euraxess Service Centre offers free personalised support to international researchers (including PhD students) and their families.

➤ INTERNATIONAL RECEPTION SERVICE
INTERNATIONAL UNIVERSITY HOUSE
GROUND FLOOR | 11 PRESQU'ÎLE ANDRÉ MALRAUX
67100 STRASBOURG | 03 68 85 66 49

Crous | residences and university halls of residence | € | APL | 🇪🇺

The Crous (Centre régional des œuvres universitaires et scolaires) provides 5,000 beds for students in 17 university residences in Strasbourg. The rooms and studio apartments available from the Crous are intended for students with a limited budget. Rents range from €189 to €550 per month. Places are limited.

Exchange students (Erasmus+ or other inter-university agreement) can apply for accommodation in Crous university residences directly to the International Relations Department when applying online to the University of Strasbourg dri-logementconventioncrous@unistra.fr. International students coming to France as individuals and interested in Crous accommodation must apply directly on the Crous of Strasbourg website before May 31 for the following academic year. Application procedures depend on the status of the person (grant holder, length of stay, etc.):

🔗 crous-strasbourg.fr/logements/leger-annee/

For accommodation during the university year or for a short stay, consult the Crous accommodations available for booking on

🔗 trouverunlogement.lescrous.fr or 🔗 bedandcrous.com

📍 1 QUAI DU MAIRE DIETRICH

67000 STRASBOURG | 03 88 21 28 00

LOGEMENT@CROUS-STRASBOURG.FR

CROUS-STRASBOURG.FR/LOGEMENTS

Lokaviz, the student accommodation centre | €€ | APL | 🇪🇺

Lokaviz is the accommodation referencing centre of the Crous which offers students accommodations from private landlords. Students can consult the online advertisements free of charge after having registered on:

🔗 etudiant.gouv.fr

🔗 LOKAVIZ.FR

➤ Private residences

Be aware, this list is not exhaustive

Kellermann Residence | €€€ | 🇪🇺 | 🇬🇧

Located in the Danube eco-district, near the Esplanade campus and the historic city centre, the Kellermann residence is accessible to students, PhD students, post-doctoral students, as well as young people in training and interns. It offers more than 220 furnished and equipped studio apartments with kitchenette and private bathroom.

📍 26 RUE DE L'ELBE | 67100 STRASBOURG

03 88 40 65 11 | KELLERMANN@LOGIFAC.FR

🔗 LOGIFAC.FR/RESIDENCE/LA-RESIDENCE-KELLERMANN-STRASBOURG

La Canopée Residence

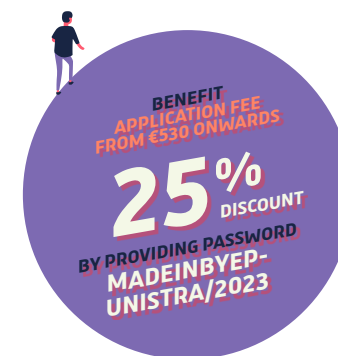
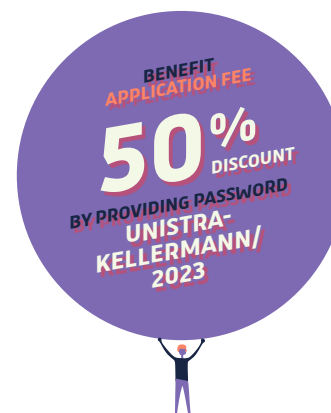
€€€ | APL | 🇪🇺 | 🇬🇧

The La Canopée residence offers 122 studio apartments of between 17 m² and 23 m² with fully equipped kitchenette, private bathroom, desk and storage furniture. It is located 10 minutes from the city centre and close to the Esplanade campus. Several services are offered to residents such as wifi access, a gym, a cafeteria, a coworking room and a bicycle parking.

📍 5 RUE JACQUES KABE | 67000 STRASBOURG

09 72 81 39 73 | CONTACT@MADEINBYEP.FR

🔗 MADEIN-RESIDENCE-ETUDIANTE.COM



BENEFIT WHEN BOOKING BY PROVIDING THE PASSWORD AND ON PRESENTATION OF PROOF OF REGISTRATION AT THE UNIVERSITY OF STRASBOURG (STUDENT CARD, SCHOOL CERTIFICATE, LETTER OF ACCEPTANCE).

Unitha Residence | €€€ | APL | 🏠 | 📄

The Unitha student residence offers 30 studio apartments from 19 to 37 m², as well as 2 and 3 room flats from 37 to 50 m² with fully equipped kitchenette, tiled bathroom, bed (single or double), desk and storage furniture. Several services included in the charges are offered to residents such as wifi access, laundry facilities, a cafeteria, a study room and a bicycle parking. It is located near the university and technology campus of Illkirch and the high schools.

➤ 2 ESPLANADE SOLANGE FERNEX

67400 ILLKIRCH GRAFFENSTADEN

(ANGLE RUE LE CORBUSIER)

TRAM LIGNE A ARRÊT ILLKIRCH LIXENBUHL

09 72 81 39 73 | CONTACT@MADEINBYEP.FR

📄 MADEIN-RESIDENCE-ETUDIANTE.COM

BENEFIT
APPLICATION FEE
FROM €520 ONWARDS
25% DISCOUNT
BY PROVIDING PASSWORD
MADEINBYEP-
UNISTRA/2023

Les Relais Étudiants Residences

€€ | APL

The Relais Étudiants offer furnished and equipped accommodation with kitchenette and private bathroom for student, intern, student in training or on business trip among their 7 residences: Relais de l'Observatoire, Relais Bartholdi, Relais Porte Blanche, Relais de la Krut', Relais Bonnes Gens, Résidence 77, Le côté pair du boulevard.

➤ 2 RUE DE L'INDUSTRIE, 67114 ESCHAU

03 88 64 03 92 | INFO@RELAIS-ETUDIANTS.COM

📄 RELAIS-ETUDIANTS.COM

Les Estudines Residences | €€€ | 🏠

Les Estudines residences offer furnished studio apartments of between 17 and 33 m², including a fully equipped kitchenette (sink, electric hob, microwave oven, fridge, crockery) and private bathroom among the 3 following residences:

➤ LES ESTUDINES KLÉBER

16 RUE HANNONG, 67000 STRASBOURG

03 88 32 64 76

➤ LES ESTUDINES EUROPÉENNES

29 RUE DÉSERTÉ, 67000 STRASBOURG

03 88 22 03 79

➤ ESTUDINES STRASBOURG PRESQU'ÎLE MALRAUX

51 RUE DE LA PRESQU'ÎLE ANDRÉ MALRAUX

67000 STRASBOURG | 03 88 43 13 14

📄 ESTUDINES.COM/RESIDENCE-LOGEMENT-ETU-

DIANT-STRASBOURG-18.HTML

Nexity Studéa Winston 2 Residences

€€€ | APL

The Studéa Winston 2 residence offers approximately 400 furnished and equipped accommodations from 18 m² to 21 m², located near the Esplanade campus, the INSA, the IEP, and the EM Strasbourg. Several services are provided to residents such as: Internet connection, cafeteria, bicycle parking, gym, study room, cleaning service and laundry facilities.

➤ 25/27 RUE DE LONDRES, 67000 STRASBOURG

08 20 83 08 20 | RVANCALSTER@NEXITY.FR

📄 NEXITY-STUDEA.COM/LOCATIONS-ETUDIANTES/

STRASBOURG/STUDEA-WINSTON-2-P00000150

Nexity Studéa Strasbourg Rieth

Residences | €€€ | APL

The Studéa Strasbourg Rieth residence offers approximately 130 furnished and equipped accommodations close to Schiltigheim and Cronenbourg campuses, as well as the CNRS. Several services are provided to residents such as: Internet connection, cafeteria, study room, cleaning service and laundry facilities.

➤ 18 RUE ISABELLE EBERHARDT, 67200 STRASBOURG

08 20 83 08 20

📄 NEXITY-STUDEA.COM/LOCATIONS-ETUDIANTES/

STRASBOURG/STUDEA-STRASBOURG-RIETH-

P00000305

Churchill-Nobel Residences

€€ | APL | 🏠

The Churchill-Nobel residences offer unfurnished accommodations located close to the Esplanade campus and the André Malraux Media Library. The studio apartments and two-room apartments are equipped with a kitchenette and a private bathroom.

➤ RÉSIDENCE CHURCHILL (STUDIOS)

5 RUE DE MUNSTER, 67000 STRASBOURG

03 90 41 07 94 | INFO@CHURCHILL-NOBEL.FR

📄 CHURCHILL-NOBEL.FR

➤ RÉSIDENCE NOBEL (STUDIOS ET F2)

12 RUE DE FRÉCONRUPT, 67000 STRASBOURG

03 90 41 07 94 | INFO@CHURCHILL-NOBEL.FR

📄 CHURCHILL-NOBEL.FR

Amitel Residences | €€ | APL | 🏠

The Amitel association provides social housing, making it easier for students and young workers between the ages of 18 and 30 to find accommodation either in residence or in independent housing. The Soleure residence and the Krutenau residence offer furnished and equipped rooms, studios apartments and apartments for students.

➤ RÉSIDENCES AMITEL

8 RUE DE SOLEURE, 67000 STRASBOURG

03 88 36 15 28 INFO@AMITEL.EU

📄 AMITEL.EU



La Boîte à Bougies Residences

€€ | 🏠

La Boîte à Bougies residences offer accommodations from studio apartments to four-room apartments, furnished or not. Possibility of short-term rental, according to availability

📍 7 RUE DE LA BOÎTE À BOUGIES, 67100 STRASBOURG

03 88 34 51 07 | LABOITEABOUGIES@WANADOO.FR

🌐 BOITEABOUGIES.COM

Néméa Appart'Étud Strasbourg

Meinau Residences | €€€ | APL

The Néméa Appart'Étud Strasbourg-Meinau residence offers 135 furnished and equipped accommodations, with kitchenette and private bathroom. It is located in close proximity of the CCI training centre and a 10-minute walk from the INSPE (National Institute of training teachers).

📍 208 AV. DE COLMAR, 67100 STRASBOURG

06 75 66 24 47

🌐 NEMEA-RESIDENCE-ETUDIANTE.COM/FRANCE/

ALSACE/BAS-RHIN/STRASBOURG/STRASBOURG-MEINAU/RESIDENCE-133.HTML

Néméa Appart'Étud Strasbourg-

Elypséo Residences | €€€ | APL | 🏠

The Néméa Appart'Étud Strasbourg-Élypséo residence offers 115 furnished and equipped accommodations, with kitchenette and private bathroom. It is located near the Aristide Briand stop of the tram line D, allowing access to the university campus in 15-20 minutes.

📍 12 RUE DE FRÉCONRUPT, 67000 STRASBOURG

06 32 93 78 82

🌐 NEMEA-RESIDENCE-ETUDIANTE.COM/FRANCE/

ALSACE/BAS-RHIN/STRASBOURG/

STRASBOURG-ELYPSEO/RESIDENCE-174.HTML

Winston Residence | €€€ | APL | 🏠

The Winston residence is located in the Neudorf district near the Esplanade campus and the University Hospitals of Strasbourg. It offers studio apartments, duplexes with balcony, as well as furnished and equipped two-room apartments with kitchenette and private bathroom. Bookings are possible all year round, as well as for short stays, depending on availability.

📍 21 RUE DU BALLON, 67100 STRASBOURG

03 88 84 97 40 | RESIDENCE.WINSTON@GMAIL.COM

🌐 RESIDENCE-ETUDIANTE-STRASBOURG.FR/

R%3%A9SIDENCE/

Gustave Doré Residence | €€ | APL | 🏠

The Gustave Doré residence offers furnished and equipped studio apartments and two-room apartments from 18 m² to 30 m² with kitchenette and private bathroom. Several services are provided to residents such as: laundry facilities, gym and bicycle parking.

📍 126 AVENUE DU RHIN, 67100 STRASBOURG

08 11 05 90 74 | STRASBOURG@FAC-HABITAT.COM

🌐 FAC-HABITAT.COM/FR/RESIDENCES-ETUDIANTES/

ID-70-REDIDENCE-ETUDIANTE-GUSTAVE-DORE-STRASBOURG

Heyritz Residence | €€€ | APL | 🏠

The Heyritz residence is primarily dedicated to students in health training (medicine, pharmacy, dentistry, etc.). It is located opposite the New Civil Hospital and offers 280 equipped and furnished accommodations (studio apartments, one/two/three-room apartments). Each accommodation is equipped with a kitchenette, a private bathroom and an Internet connection included. Laundry facilities and a car park are available to residents.

📍 10 RUE GUIDO GUERSI, 67100 STRASBOURG

03 88 65 27 62

🌐 MACSF.FR/NOS-PRODUITS-SERVICES/HABITATION-LOISIRS/HABITATION/RESIDENCES-ETUDIANTES#STRASBOURG

MGEL Logement Residences

€€ | APL | 🇫🇷

The MGEL ("Mutuelle Générale des Étudiants de l'Est") offers furnished and equipped studio apartments and apartments, with kitchenette and private bathroom, in the area of the Strasbourg train station and La Meinau.

➤ 22 RUE DE BOUXWILLER, 67000 STRASBOURG

03 88 22 42 64

CONTACT.STRASBOURG@MGELLOGEMENT.FR

🔗 [MGELLOGEMENT.FR/RESIDENCES-ETUDIANTES/](https://mgellogement.fr/residences-etudiantes/)

[DETAIL-STRASBOURG-24.PHP](https://mgellogement.fr/residences-etudiantes/detail-strasbourg-24.php)

Student Factory Strasbourg Étoile residence | €€€ | APL | 🇫🇷

The Student Factory Strasbourg Étoile residence offers 135 furnished and equipped one- room and two-room accommodations located in the Bourse district, near the Esplanade campus. Each accommodation is equipped with a kitchenette, a private bathroom, a study area and storage furniture. Several services are provided to residents such as: Internet connection, bicycle parking, coworking area, library, laundry facilities, cafeteria.

➤ 18 RUE DE BERNE, 67000 STRASBOURG

01 71 25 08 20 | CONTACT@STUDENT-FACTORY.COM

🔗 [STUDENT-FACTORY.COM/FR/RESIDENCES-](https://student-factory.com/fr/residences-etudiantes/strasbourg-etoile)

[ETUDIANTES/STRASBOURG-ETOILE](https://student-factory.com/fr/residences-etudiantes/strasbourg-etoile)

NOTE

The Eurométropole of Strasbourg has drawn up a map of student residences in the area. You can find all student accommodation on the interactive map strasbourgaimesetudiants.eu/logement

Espace Européen Residence

€€ | APL | 🇫🇷

The Espace Européen residence offers 44 furnished and equipped accommodations of 24 m² for students and people on temporary mobility in Strasbourg. It is located in close proximity of the ECAM Strasbourg-Europe, the IUT Louis Pasteur, the European School of Chemistry, the CNRS, the FAFIEC, and the European School of Beauty.

➤ 2 RUE MARC SEGUIN, 67800 BISCHHEIM

03 88 24 24 88

INFO@RESIDENCE-ESPACEEUROPEEN.FR

🔗 [RESIDENCE-ESPACEEUROPEEN.FR](https://residence-espaceeuropeen.fr)

Residence of la Roche | €€ | APL

The residence of la Roche offers furnished studio apartments for young workers, employees on geographical mobility, students, trainees. It is located near the Strasbourg train station and the ENA. Each studio apartment is equipped with a shower and a sink. A community kitchen and unisex toilets are available to residents on each floor of the building.

➤ 54 RUE DU BAN-DE-LA-ROCHE

67000 STRASBOURG | 03 67 70 02 30

RESIDENCE.ROCHE@PARMEUBLES.FR

🔗 [RESIDENCESPARME.FR/RESIDENCES/RESIDENCE-DE-LA-ROCHE](https://residencesparme.fr/residences/residence-de-la-roche)

Student House 67 | €€ | APL

Student House 67 offers several fully furnished and equipped shared apartments in the Koenigshoffen district, 10 minutes by bike from the Esplanade campus and the Strasbourg train station, as well as near the F tram line and the bus stop (29). The surface area of the rooms is between 16 m² and 20 m².

➤ 8 RUE ALLÉE DES COMTES, 67200 STRASBOURG

06 09 73 22 52 | STUDENTHOUSE67@GMAIL.COM

SARL JPH | €€ | APL

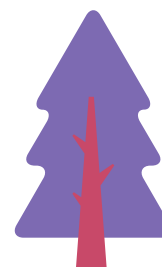
The SARL JPH offers furnished and equipped studio apartments and one-room or two-room apartments for stays of between 1 and 3 years, either individually or in shared apartments. The accommodations are located in the city centre, in the Krutenau district, and in the Esplanade district.

➤ 76 RUE DE LA PLAINE DES BOUCHERS, 67000

STRASBOURG | 06 09 73 22 52

JPHM67@GMAIL.COM

🔗 [LOCATIONSTUDIOETUDIANTSTRASBOURG.COM](https://locationstudioetudiantstrasbourg.com)



➤ Halls of residence

A hall of residence is a social institution. It usually offers single or shared rooms, furnished or unfurnished, of a smaller size than a private residence. The hall of residence includes common areas (kitchen, infirmary, laundry facilities) and sometimes even a catering service. This type of institution is most often managed by associations and is aimed at students with modest incomes or young workers in the process of integration.

Adoma Halls of Residence

€€ | APL | 🇫🇷

Adoma offers social housing solutions adapted to employed or unemployed people, alone or with their families, who are experiencing economic and integration difficulties and cannot find accommodation in the traditional housing stock.

➤ 2A AVENUE DE LAUSANNE, 67000 STRASBOURG |
03 90 22 93 60

🔗 [ADOMA.CDC-HABITAT.FR/ADOMA/LOGER-CHEZ-ADOMA/JE-CHERCHE-UN-LOGEMENT/P-121-RESULTATS-DE-LA-RECHERCHE-DE-LOGEMENT.HTM?&CORE-LISTE2\[AD-CODE3\]=67](https://ADOMA.CDC-HABITAT.FR/ADOMA/LOGER-CHEZ-ADOMA/JE-CHERCHE-UN-LOGEMENT/P-121-RESULTATS-DE-LA-RECHERCHE-DE-LOGEMENT.HTM?&CORE-LISTE2[AD-CODE3]=67)

Notre Dame Halls of Residence

€€ | APL | 🇫🇷

The Notre Dame association offers 160 accommodations for young people between 18 and 25, whether they are employees, trainees or in professional training. Halls of residence are located on three sites: Residence St Exupéry, Résidence Paul Haeberlin, Residence Tomi Ungerer.

➤ 3 RUE DES ÉCHASSES, 67061 STRASBOURG CEDEX
03 88 22 70 90

🔗 RESIDENCESJEUNES.ORG

PARTNERSHIP
WITH
UNISTRA
FOYER NOTRE
DAME

Cité Relais Halls of Residence

€€€ | APL | 🇫🇷

The Cité Relais offers accommodations in residence for the integration of students and young workers, such as studio apartments or three-room apartments. The apartments are furnished and equipped with a kitchenette, a private bathroom and storage furniture

➤ 6 RUE DE L'ARC EN CIEL, 67000 STRASBOURG
03 88 15 02 60

📧 RESIDENCESTODILE@LA-CITE-RELAIS.FR

🔗 LA-CITE-RELAIS.FR/INDEX.PHP

Foyer de l'Étudiant Catholique

Fec | € | 🇫🇷

The "Foyer de l'Étudiant catholique" (FEC) is located in the city centre of Strasbourg, 200m from the cathedral. It offers 161 beds in single or double rooms. Each room is furnished and equipped with a kitchenette (refrigerator, hotplates) and a private bathroom. The occupants have at their disposal community services: library, workroom, TV room, gym, laundry facilities, chapel.

➤ 17 PLACE SAINT-ETIENNE, 67000 STRASBOURG
03 88 35 36 20

🔗 FEC-STRASBOURG.ORG

Grand séminaire de Strasbourg

€ | 🇫🇷

The Grand Séminaire is the place where future priests are being trained, but it also houses a hall of residence for students with about 30 rooms to accommodate male students aged 18 and over (or in their 18th year). Each room is individual and includes a bed, a sink, a desk and several storage spaces. Sanitary facilities (showers and toilets) are located in each corridor. A communal kitchen and laundry facilities are available to all residents.

➤ 2 RUE DES FRÈRES, 67000 STRASBOURG
ECONOME@GRANDSEMINAIRE.ALSACE

🔗 GRANDSEMINAIRE.ALSACE/?PAGE_ID=602

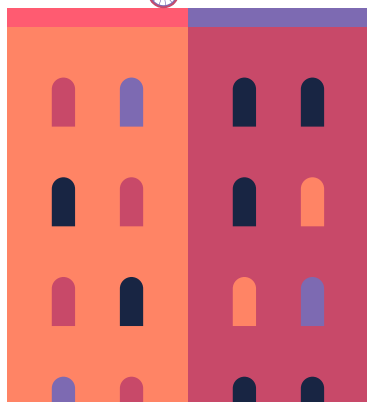
Maison de l'Étudiante de Strasbourg | € | APL

The Maison de l'Étudiante de Strasbourg is a hall of residence for young female students with 70 furnished single or double rooms. Each room is equipped with a bed, a sink, a desk and storage furniture. The bathrooms (showers and toilets) are located on each floor. The community kitchen and laundry facilities are services available to all occupants.

➤ MAISON DE L'ETUDIANTE STRASBOURG
7 BOULEVARD DE LA VICTOIRE
67000 STRASBOURG

03 88 35 32 67 | MDE2@WANADOO.FR

🔗 MDE-STRASBOURG.EU



Stift Hall of Residence | €€

The Stift is a hall of residence for male and female students from all over the world, located in the heart of Strasbourg's historic district. It offers more than 259 rooms on three different locations. The hall of residence also has a Crous university restaurant accessible to all students in Strasbourg, a media library, and organises daily cultural, artistic and sporting events.

✉ 1 QUAI SAINT-THOMAS, 67000 STRASBOURG
03 88 25 32 00 | SECTEUR-ETUDIANT@
FONDATION-SAINT-THOMAS.FR
🌐 [FOYERS-ETUDIANTS-STRASBOURG.ORG](https://foyers-etudiants-strasbourg.org)

Le Sept Hall of Residence | €€ | APL

Le Sept is a student hall of residence close to the Palais Universitaire, the Sciences Po and the EM Strasbourg. It consists of 14 rooms and 12 studio apartments, as well as a large community kitchen available to all occupants

✉ 7 AVENUE DE LA FORÊT NOIRE
67000 STRASBOURG | 03 88 61 07 23
SECTEUR-ETUDIANT@FONDATION-
SAINT-THOMAS.FR
🌐 [FOYERS-ETUDIANTS-STRASBOURG.ORG](https://foyers-etudiants-strasbourg.org)

Jean Sturm Hall of Residence | €€

Located in the centre of Strasbourg, close to the Petite France, the Jean Sturm hall of residence consists of furnished and equipped studio apartments with a kitchenette and private bathroom. Services such as a gym and work rooms are available to occupants.

✉ 2 A RUE SALZMANN, 67000 STRASBOURG
03 88 15 76 00
SECTEUR-ETUDIANT@FONDATION-
SAINT-THOMAS.FR
🌐 [FOYERS-ETUDIANTS-STRASBOURG.ORG](https://foyers-etudiants-strasbourg.org)

➤ Private housing

Apartment-sharing

Apartment-sharing is the renting of the same accommodation by several people who may or may not know each other, for a given period of time or not. There are several websites that put in contact students or individuals who want to share an apartment together in order to share the rental costs or to enjoy a friendly atmosphere.

Here are some indicative websites that list shared accommodation and put you in contact with other students:

🌐 [APPARTAGER.FR](https://appartager.fr)
🌐 [LACARTEDESCOLOCS.FR](https://lacartedescolocs.fr)
🌐 [LOCSERVICE.FR/COLOCATION](https://locservice.fr/colocation)
🌐 [COLOCATION-STRASBOURG.NET](https://colocation-strasbourg.net)
🌐 [ROOMLALA.COM](https://roomlala.com)
🌐 [ROOMSTER.COM](https://roomster.com)
disponible en plusieurs langues
🌐 [UNTOIT2GENERATION](https://untoit2generation.com)
logement chez l'habitant contre service
🌐 [LOCATION-APPARTEMENT-STRASBOURG.COM/
COLOCATION](https://location-appartement-strasbourg.com/colocation)

Studapart

Studapart is a booking platform that lists ads from landlords interested in renting their accommodation to students for a period of 1 month to 2 years. You can search for accommodation in Strasbourg from the search bar, contact the owners of your choice directly via the messaging system, and book on the website in total security. All you have to do is pay the first month's rent to ensure that your accommodation is booked. The website is available in several languages.

The University of Strasbourg provides its students with a privileged access to Studapart with exclusive offers from student residences, private landlords and estate agencies. To find accommodation, log on to:

🌐 [UNISTRA.STUDAPART.COM](https://unistra.studapart.com)

Other advertising websites

There are many advertising websites where you can post accommodation offers, as well as sell and buy all kinds of goods between individuals (furniture, electronics, cars, clothes, etc.). To find your future accommodation, or to purchase everything you need at low cost, here are some websites given as an example:

➤ [LEBONCOIN.FR](https://www.leboncoin.fr)

Select *Alsace*, then *Toutes catégories*, click *Immobilier* and choose *Locations* or *Colocations*

➤ [PARUVENDU.FR](https://www.paruvendu.fr)

Select *Immobilier*, then *Location*

➤ [VIVASTREET.COM](https://www.vivastreet.com)

Select *Immobilier*, then *Location immobilière*, and choose between *Appartements vides* or *Appartements meublés*

➤ [SELOGER.COM](https://www.seloger.com)

Select *Louer*

➤ [ENTREPARTICULIERS.COM](https://www.entrepaticuliers.com)

Select *Filtres*, then *Location*

➤ [LOCSERVICE.FR](https://www.locservice.fr)

Select the sections *Location*, *Colocation* or *Étudiants*

Be aware WHEN CONSULTING WEBSITES CHECK THE SERIOUSNESS AND VERACITY OF EACH HOUSING OFFER

➤ Estate agencies

Interface between owners and tenants, real estate agencies can also propose you housing adapted to your needs, according to your profile and your family situation. However, there are management fees to be expected which are generally equivalent to one month's rent.

FNAIM

The Fédération nationale de l'immobilier gathers the advertisements of a large number of real estate agencies.

➤ 8 RUE WODI, 67000 STRASBOURG | 03 88 32 51 30

[FNAIM.FR](https://www.fnaim.fr) | [FNAIM-ALSACE.COM](https://www.fnaim-alsace.com)

➤ Temporary accommodation

If you are visiting Strasbourg for a business trip, an internship or an exam and are looking for short-term accommodation, or if you are waiting for permanent accommodation and need to be housed for a few days, here are some temporary accommodation solutions.

Short stay accommodation | Crous

The Crous offers rooms and studio apartments in university residences for stays of a few days depending on availability and at attractive rates.

The CROUS short-stay accommodation offer corresponds to the Bed & Crous program. The accommodations

offered are generally located in the residences: Gallia, Le Bruckhof, and Les Alternants.

[CROUS-STRASBOURG.FR/SE-LOGER/JE-CERCHE-UN-LOGEMENT/HEBERGEMENT-COURTS-SEJOURS-DES-LOGEMENTS-A-TARIF-CROUS-POUR-UNE-COURTE-DUREE](https://crous-strasbourg.fr/se-loger/je-cherche-un-logement/hebergement-courts-sejours-des-logements-a-tarif-crous-pour-une-courte-duree)

Youth Hostel | Ciarus

➤ 7 RUE FINKMATT, 67000 STRASBOURG

03 88 15 27 88

[CIARUS.COM](https://www.ciarus.com)

Youth Hostel | 2 Rives

➤ RUE DES CAVALIERS, 67000 STRASBOURG

03 88 45 54 20 | STRASBOURG@HIFRANCE.ORG

[HIFRANCE.ORG/AUBERGES-DE-JEUNESSE/STRASBOURG-2-RIVES](https://hifrance.org/auberges-de-jeunesse/strasbourg-2-rives)

Youth Hostel

The people Hostel

7 RUE DE LA KRUTENAU, 67000 STRASBOURG
09 82 81 61 62
STRASBOURG@FRANCEHOSTELS.COM
THEPEOPLEHOSTEL.COM/FR/STRASBOURG



PROMOTIONAL CODE VALID FROM 01/07/23
TO 31/10/23 DIRECTLY ON THE WEBSITE OR
ON PRESENTATION OF PROOF OF ENROLMENT
OF REGISTRATION AT THE UNIVERSITY, STUDENT
CARD, CERTIFICATE OF ENROLMENT, LETTER
OF ACCEPTANCE, LETTER OF ACCEPTANCE
BY THE LABORATORY.

Appart'Hôtel | Citadines Kléber

50-54 RUE DU JEU DES ENFANTS
67000 STRASBOURG | 03 90 22 47 00
STRASBOURG@CITADINES.COM
[CITADINES.COM/FR/FRANCE/STRASBOURG/
CITADINES-KLEBER-STRASBOURG](http://CITADINES.COM/FR/FRANCE/STRASBOURG/CITADINES-KLEBER-STRASBOURG)

Appart'Hôtel | City Résidence

1 RUE DES MAGASINS, 67000 STRASBOURG
03 88 32 32 03 | STRASBOURG@CITYRESIDENCE.FR
STRASBOURG.CITYRESIDENCE.FR/FR

Appart'Hôtel | Appart'City

11 RUE DE MOLSHEIM, 67000 STRASBOURG
03 60 82 52 82
[APPARTCITY.COM/FR/DESTINATIONS/ALSACE/
STRASBOURG/STRASBOURG-CENTRE.HTML](http://APPARTCITY.COM/FR/DESTINATIONS/ALSACE/STRASBOURG/STRASBOURG-CENTRE.HTML)

Appart'Hôtel

SÉJOURS ET AFFAIRES KLÉBER
16 RUE HANNONG, 67000 STRASBOURG
03 90 23 65 36
STRASBOURG.KLEBER@SEJOURS-AFFAIRES.COM
[SEJOURS-AFFAIRES.COM/RESIDENCE-
HOTELIERE-APARTHOTEL-STRASBOURG-14.HTML](http://SEJOURS-AFFAIRES.COM/RESIDENCE-HOTELIERE-APARTHOTEL-STRASBOURG-14.HTML)

Appart'Hôtel | Adagio

46 RUE DE LA HAUTE MONTÉE
67000 STRASBOURG
03 88 21 38 00 | H7123@ADAGIO-CITY.COM
[BETA.ADAGIO-CITY.COM/FR/HOTEL-7123-
APARTHOTEL-ADAGIO-STRASBOURG-PLACE-
KLEBER/INDEX.SHTML](http://BETA.ADAGIO-CITY.COM/FR/HOTEL-7123-APARTHOTEL-ADAGIO-STRASBOURG-PLACE-KLEBER/INDEX.SHTML)

Adagio Access | Petite France

27 RUE DE WASELONNE, 67000 STRASBOURG
03 90 29 27 01 | H8446@ADAGIO-CITY.COM
[BETA.ADAGIO-CITY.COM/FR/HOTEL-8446-
APARTHOTEL-ADAGIO-ACCESS-STRASBOURG-
PETITE-FRANCE/INDEX.SHTML](http://BETA.ADAGIO-CITY.COM/FR/HOTEL-8446-APARTHOTEL-ADAGIO-ACCESS-STRASBOURG-PETITE-FRANCE/INDEX.SHTML)

Adagio Access | Illkirch

106 AVENUE DE STRASBOURG, 67400 ILLKIRCH
03 88 67 72 01 | H8406@ADAGIO-CITY.COM
[BETA.ADAGIO-CITY.COM/FR/HOTEL-8406-
APARTHOTEL-ADAGIO-ACCESS-STRASBOURG-
ILLKIRCH/INDEX.SHTML](http://BETA.ADAGIO-CITY.COM/FR/HOTEL-8406-APARTHOTEL-ADAGIO-ACCESS-STRASBOURG-ILLKIRCH/INDEX.SHTML)

Appart'Hôtel | Odalys Green Marsh

27-29 RUE DU MARAIS VERT, 67000 STRASBOURG
03 90 20 45 45
[ODALYS-VACANCES.COM/LOCATION-CAMPAGNE/
ALSACE-LORRAINE/STRASBOURG/](http://ODALYS-VACANCES.COM/LOCATION-CAMPAGNE/ALSACE-LORRAINE/STRASBOURG/)

Appart'Hôtel | Cerise

5 RUE JOB, 67100 STRASBOURG
03 88 40 21 08
CERISE.STRASBOURG@EXHORE.FR
[CERISE-HOTELS-RESIDENCES.COM/FR/
HOTELS-ET-RESIDENCES/DETAILS/STRASBOURG](http://CERISE-HOTELS-RESIDENCES.COM/FR/HOTELS-ET-RESIDENCES/DETAILS/STRASBOURG)

Appart'Hôtel | Mon Tempô

3 RUE DE KOENIGSHOFFEN, 67000 STRASBOURG
03 88 15 27 88
MONTEMPO.FR

Appart'Hôtel | Cap Europe Hôtel

6 RUE DE BITCHE, 67000 STRASBOURG
03 88 24 81 24
CONTACT@CAP-EUROPE-HOTEL.COM
CAP-EUROPE-HOTEL.COM

Appart'Hôtel | La Grange City

3 RUE DE KOENIGSHOFFEN, 67000 STRASBOURG
03 88 15 22 10
STRASBOURG@GROUPE-LAGRANGE.COM
LAGRANGE-CITY-STRASBOURG.COM



Housing Assistance *Programmes*



➤ Financial aid

Student scholarships

There are several scholarships available for students: scholarships on social criteria, merit scholarships, DEA-DESS scholarships, etc. You can consult the requirements and the terms of access at the Crous of Strasbourg. The Crous manages the DSE (Student Social File) which allows applications for scholarships and accommodation to be made simultaneously. Further information is also available in the section *Vos aides financières* on: etudiant.gouv.fr

[CROUS-STRASBOURG.FR/BOURSES](https://crous-strasbourg.fr/bourses)

Caisse d'Allocations Familiales

The Caisse d'Allocations Familiales (CAF) allows you to benefit from housing assistance called APL (Allocation Personnalisée au Logement), ALS (Allocation de Logement Social), ALF (Allocation de Logement à caractère Familial). We advise you to apply as soon as you arrive in France, even if you don't have all the documents required. You can send them later.

[CAF.FR/ALLOCATAIRES/ACTUALITES/2018/](https://caf.fr/allocataires/actualites/2018/)

[AIDE-AU-LOGEMENT-ETUDIANT](https://caf.fr/aide-au-logement-etudiant)

Action Logement

Action Logement offers housing assistance to provide guarantors for students and young workers:

- ➔ **Visale**, a free guarantee that allows you to cover rents and expenses in case of unpaid. It acts as a guarantee for the lessor: visale.fr
- ➔ **Locapass**, a free service that allows to advance or pay the deposit for you: locapass.actionlogement.fr

➤ 2 AVENUE DE LA FORÊT-NOIRE

67000 STRASBOURG | 03 69 73 86 60

[ACTIONLOGEMENT.FR](https://actionlogement.fr)



➤ Consultancy bodies

Cap'Loji

CAP'LOJI is a local committee for youth accommodation. It aims to support and promote access to housing for young workers or people in the process of integration aged 18 to 30 in the Bas-Rhin. It offers publication of ads, advice for research, constitution of administrative files, help with moving in or out.

[CAPLOJI.EU](https://caploji.eu)

Adil 67

Departmental Agency for Housing Information (ADIL) is to provide qualified and free advice on the legal, financial and tax aspects of housing. Advisors are at your disposal to answer your questions by phone or by appointment.

➤ 5 RUE HANNONG, 67000 STRASBOURG

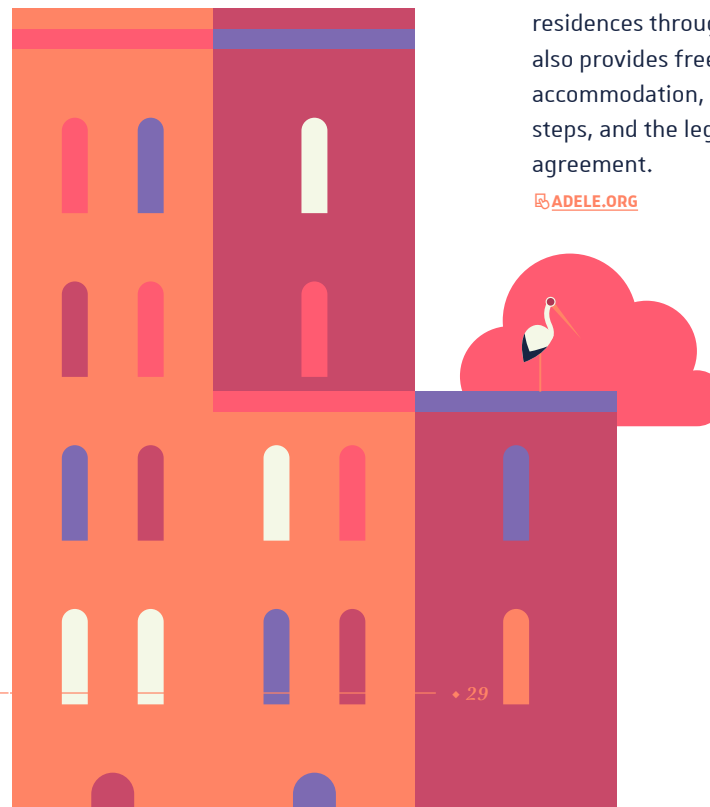
03 88 21 07 06

[ADIL67.ORG](https://adil67.org)

Adèle

Adèle, a student housing specialist since 1997, references a large number of student and university residences throughout France. It also provides free advice on finding accommodation, the administrative steps, and the legal aspects of a lease agreement.

[ADELE.ORG](https://adele.org)



Tools

➤ Housing glossary

You are currently looking for accommodation, but the terms and abbreviations used can sometimes make reading ads difficult. To help you, here is the non-exhaustive list of vocabulary generally used in real estate ads.

Definitions you need to know

➤ M2

Residential areas in France are expressed in square metres. The indication of the area is often accompanied by the information «Loi Carrez»; it is the name of the law in France which governs the areas taken into account in the measurements of an accommodation. The areas indicated in the real estate ads correspond to the living area (over 1.80 m in height). The minimum legal area, whatever the accommodation, is: 9 m² for 1 person, 16 m² for two people, then 9 m² per additional person.

➤ STUDIO

Single room with a kitchen, a bathroom, toilets. Average size 20m².

➤ T1 OR F1 BIS

One-room, a kitchen, a bathroom, toilets. Average size 30m².

➤ T2 OR F2

Two-room, a kitchen, a bathroom, toilets. Average size 40m².

➤ T3 OU F3

Three-room, a kitchen, a bathroom, toilets. Average size 55m².

The T or F followed by a number indicates the number of rooms. Depending on the case, the kitchen can be included in one of the rooms, or be separate.

➤ ASSURANCE HABITATION (HOME INSURANCE)

Insurance that covers any damage (water damage, fire, etc.) occurred in the accommodation or caused to another accommodation. **It is mandatory.** It is possible to take out this insurance with an insurance company, a bank or with student mutual insurance companies.

➤ BAIL OU CONTRAT DE LOCATION

(LEASE AGREEMENT)

Contract signed between the tenant and the lessor. It establishes **the rights obligations** of each party and the terms of the lease (duration, price, monthly rental charges, notice, amount of the deposit, terms of renewal). For apartment-sharing, either a single contract is signed by several people, or the landlord establishes several individual contracts.

➤ CHARGES LOCATIVES MENSUELLES

(MONTHLY RENTAL CHARGES)

Costs related to housing including the maintenance of communal areas (elevator, stairwell, green spaces, caretaking, cleaning communal areas, etc.). Charges may be included in the rental price or specified in the lease agreement. Do not confuse them with energy consumption costs such as water, electricity and gas, billed by independent bodies.

➤ CESSATION OU RUPTURE DE BAIL

(TERMINATION OR BREACH OF LEASE)

The tenant may terminate his/her lease at any time provided they respect the **notice period** stipulated in the lease agreement. The notice must be sent to the lessor by registered letter with acknowledgement of receipt

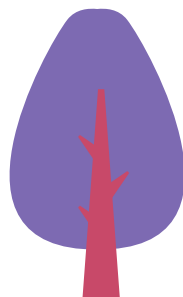
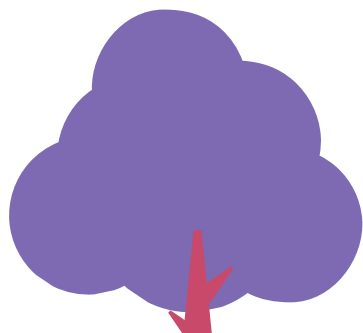
➤ COLOCATION (APARTMENT-SHARING)

Sharing an accommodation (furnished or not), rent and expenses with other people (flatmates). There are two types of leases in the case of apartment-sharing:

- The tenants all appear on the same lease. The landlord can add a solidarity clause allowing that in case of non-payment by one of the flatmates, the other ones are held responsible and must pay the unpaid rent.
- Each tenant has their own lease agreement for renting a room in an apartment. This is not legally a "colocation". There is no solidarity clause.

➤ DÉPÔT DE GARANTIE OU « CAUTION » (DEPOSIT)

Amount of money paid to the lessor when signing the contract. It will be returned within a maximum of two months following the tenant's departure. The amount cannot exceed one month of rent free of charges for unfurnished accommodation, and two months for furnished accommodation. It can be charged by the lessor if damage is noted at the time of the inventory of fixtures on departure.



✎ ÉTAT DES LIEUX D'ENTRÉE

(CHECK-IN INVENTORY OF FIXTURES)

It is established with the landlord when moving in the accommodation. It aims to **note the condition of the accommodation on arrival** and will serve as a reference during the inventory upon departure. It must be done in the presence of the tenant and the lessor and signed jointly. If the accommodation is furnished, the inventory must be completed by an inventory of the furniture.

✎ ÉTAT DES LIEUX DE SORTIE

(CHECK-OUT INVENTORY OF FIXTURES)

It consists of **checking that the accommodation has not been damaged** during the rental period. A comparison is made with the inventory of fixtures on arrival. If damage is noted, the landlord may withhold either part of the deposit, or all of it, or more depending on the damage noted (on presentation of an estimate or invoice). The inventory of fixtures must be carried out in the presence of the tenant and the landlord and signed jointly.

✎ GARANT (GUARANTOR)

Name given to the natural person (family member, friend, third party) or legal entity (companies, banks, associations) who undertakes to pay the tenant's rent in the event of the latter's insolvency. The guarantor must justify their means either by submitting his/her last three payslips or by providing his/her last tax notice.

✎ VISALE

Free coverage for all students between the ages of 18 and 31. Coverage of rent in the event of unpaid rent and damage to property. Facilitates access to private housing. Certificate issued in 48 hours.

📺 VISALE.FR

Video tutorial : [YOUTU.BE/CIFZ8YSWMFA](https://youtu.be/CIFZ8YSWMFA)

✎ QUITTANCE DE LOYER (RENT RECEIPT)

Monthly receipt, written by the lessor and justifying the payment of the rent. It can serve as a proof of address for administrative procedures. It is delivered free of charge on request (the sending of the document can, however, be invoiced).

✎ Abbreviations in real estate ads

abs.

FR absolu(ment)

ANG absolutely

AL

FR à louer

ANG for rent/ to let

anc.

FR ancien

ANG old (style)

a.p.d.

FR à partir de

ANG from

appt

FR appartement

ANG apartment

arr.

FR arrondissement

ANG area

asc.

FR ascenseur

ANG lift / elevator

AV

FR à vendre

ANG for sale

bcp

FR beaucoup

ANG much, many

b. ét. gén.

FR bon état général

ANG in good condition

bur.

FR bureau(x)

ANG study(ies), office(s)

c.c.

FR charges comprises

ANG charges included

ch.

FR chambre

ANG bedroom

chaud.

FR chaudière

ANG boiler/heater

ch.c.g.

FR chauffage central

au gaz

ANG gas central heating

€

FR euros

ANG euros

ent.

FR entièrement

ANG entirely, completely

es

FR escalier

ANG stairs

ét.

FR étage

ANG floor



exc.

FR excellent

ANG excellent

extr.

FR extraordinaire

ANG extraordinary, exceptional

FAI / FA

FR frais d'agence (inclus)

ANG estate agent's fees (included)

gar. 2 v.

FR garage 2 voitures

ANG 2-car garage

gar velo

FR garage vélo

ANG bicycle parking

gd

FR grand

ANG large, big

gren.

FR grenier

ANG attic

gren.amen.

FR grenier aménageable

ANG attic suitable for conversion

H / hono.

FR honoraires d'agence

ANG estate agent's fees



impec.

FR impeccable
ANG impeccable

int.

FR interphone
ANG Interphone / entry phone

jard.

FR jardin
ANG garden

kitch.

FR kitchenette (évier, plaques de cuisson et réfrigérateur dans la pièce principale)
ANG kitchen composed of a sink, a hotplate and a fridge in the main room

lav.

FR lavabo
ANG sink

liv.

FR living, salon
ANG living room

loyer CC

FR loyer charges comprises
ANG rent, all taxes included

meub

FR meublé
ANG furnished

mezz.

FR mezzanine
ANG mezzanine

moq.

FR moquette
ANG fitted carpet

nég.

FR négociable
ANG negotiable

pft ét.

FR en parfait état
ANG in perfect condition

pk i v.

FR parking 1 voiture
ANG 1-car parking

plac.

FR placard(s)
ANG cupboard(s)

prox.

FR à proximité de
ANG near, close

parq./pqt

FR parquet
ANG wooden floor

rad.

FR radiateur
ANG radiator

rdc

FR rez-de-chaussée
ANG ground floor

rén.

FR rénové
ANG renovated

sam

FR salle à manger
ANG dining room

sdb

FR salle de bain
ANG bathroom

sdd

FR salle de douche/
salle d'eau
ANG shower room

ss-s.

FR sous-sols, caves
ANG basement

st.

FR style
ANG style

terr.

FR terrasse
ANG terrace

TTC

FR toutes taxes comprises
ANG all taxes included

vis.

FR visite
ANG visit

vis.s/rdz-vs

FR visite sur rendez-vous
ANG visit by appointment

vue impr.

FR vue imprenable
ANG

Please note BE AWARE OF BOOKING CHEQUES AND OTHER ILLEGAL CHARGES. EVEN THOUGH THIS PRACTICE IS BECOMING MORE AND MORE COMMON WITH ESTATE AGENCIES AND SOME PRIVATE LANDLORDS, IT IS AGAINST THE LAW TO ASK FOR A BOOKING CHEQUE.

➤ Moving into the accommodation

Expenditures to be planned

Before moving into an accommodation, it is advisable to make an estimate of the expenses to be expected, namely:

- ➔ Possible moving expenses
- ➔ Estate agency fees: approximately 1 month rent (if applicable)
- ➔ Deposit: 1 month rent (excluding charges)
- ➔ First month's rent
- ➔ Costs for opening water, gas meters, and electricity subscription
- ➔ Home insurance
- ➔ Housing tax (if the tenant is present on January 1st in the accommodation, and if he/she is liable)
- ➔ Subscription to an Internet, television and/or telephone service (if not included in the rental charges)
- ➔ Rental charges: costs incurred by the provision of collective services to all occupants, maintenance and use of the building (electricity, water and heating in communal areas, elevator, guard, household, green areas, garbage, sanitation)
- ➔ Costs of energy consumption: water, electricity and/or gas consumed in rented accommodation (amount collected by independent organisations such as ÉS - Énergies Strasbourg)

The monthly rental charges may include energy consumption in the rented accommodation, especially when the meter is not individual but common for the entire building. Some landlords of furnished accommodations sometimes offer a package that includes all charges (water, electricity, heating, Internet subscription) for the sake of simplicity, even when the meters are individual.



Please note THE LAW PROHIBITS THE LANDLORD FROM REQUESTING CERTAIN TYPES OF DOCUMENTS DEEMED CONFIDENTIAL (BANK ACCOUNT STATEMENT, BANK ACCOUNT CERTIFICATE, CERTIFICATE OF NO CREDIT, DIRECT DEBIT AUTHORISATION, COPY OF MARRIAGE CONTRACT OR COHABITATION CERTIFICATE, PERSONAL MEDICAL FILE, EXTRACT FROM THE CRIMINAL RECORD, ETC.).

Mandatory supporting documents for the rental file

Before signing the lease, the landlord (or real estate agent) has the right to inquire about the identity and solvency of the prospective tenant. In order to do so, they may require certain document. Most of these documents relate to the identity or level of financial means of the person:

- Valid French or foreign proof of identity: identity card, passport, driving licence, residence permit
- Proof of employment status: work contract or employer's certificate, internship agreement, student card or school certificate, as well as any recent document proving the professional activity
- Proof of financial means: last three payslips (if you are an employee) or two last activity reports (if you are self-employed)
- Proof of address (rental receipt, electricity bill, certificate of residence, sworn statement by the host, etc.).

Discrimination in access to accommodation is prohibited under penalty of criminal prosecution. The law prohibits discrimination on the basis of origin, religion, political opinion, sex, physical appearance, etc.

Guarantor

In addition to proof of financial means, the landlord may require a third party to act as guarantor for the tenant in order to ensure the payment of rent in the event of insolvency.

The guarantor, also known as a "guarantee", is a natural person (family or friend) or legal entity (company, bank, public body such as Action Logement) who undertakes to pay the rent and charges (as well as any interest in the case of late payment) in the event that the tenant is unable to meet his or her obligations.

There are two types of guarantees:

- The **"simple" guarantee**: the lessor first appeals to the tenant before resorting to the person acting as guarantor. The guarantor can only be requested if the tenant is unable to pay his rental debts
- The **"joint and several" guarantee**: the landlord can call on the guarantor directly from the first unpaid rent, without going through the tenant. This is the most common type of guarantee chosen by the landlord. The risks are more significant, as the guarantor is at the same level of commitment as the tenant. The landlord can choose to approach either of them and claim the amounts owed by the tenant.

Any person acting as guarantor must draw up a document of commitment called a "deed of guarantee". The deed of guarantee must contain various handwritten statements:

- The amount of the rent and the conditions for its revision as stated in the rental agreement;
- A statement explicitly and unequivocally expressing the nature and extent of its obligation;
- The reproduction of article 22-1 al. 2 of the law n°89-462 of July 6, 1989;
- The signature of the guarantor.

The lessor is required to provide the guarantor with a copy of the rental agreement. Failure to comply with these formalities shall result in the nullity of the commitment. Do not hesitate to take pictures to argue and complete

Please note CERTAIN CLAUSES ARE PROHIBITED IN THE LEASE, KNOWN AS UNFAIR CLAUSES. FOR EXAMPLE, ORDERING THE AUTOMATIC DEBITING OF RENT, IMPOSING AN INSURANCE COMPANY TO INSURE THE PROPERTY, AUTOMATICALLY DESIGNATING THE TENANT AS RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY, ETC. THE RENT CAN BE REVISED ONCE A YEAR, ACCORDING TO THE VARIATION OF THE RENT REFERENCE INDEX, ONLY IF THE CONTRACT INCLUDES A REVISION CLAUSE.

Signing the rental agreement (lease)

For any type of rental (furnished or not), the rental agreement or “lease” sets out the rules for the occupation of the premises by the tenant, the duration of the stay, the conditions for paying the rent, as well as the conditions for termination.

The rental agreement must therefore include:

- The name and address of the landlord
- The names of the tenant(s) (if shared)
- The effective date and duration of the lease
- The use of the accommodation (main or temporary residence)
- The living area of the accommodation in m²
- Description of the accommodation (house or apartment, number of rooms) and its facilities for private and common use
- Information on rent, rental charges, deposit (amounts, dates, payment frequency)
- Information on estate agency fees and inventory of fixtures (if applicable)

The lease must be in **writing, dated** and **signed** by both parties.

The landlord and the tenant each keep an identical copy of the lease and the signed documents.

Check-in inventory of fixtures

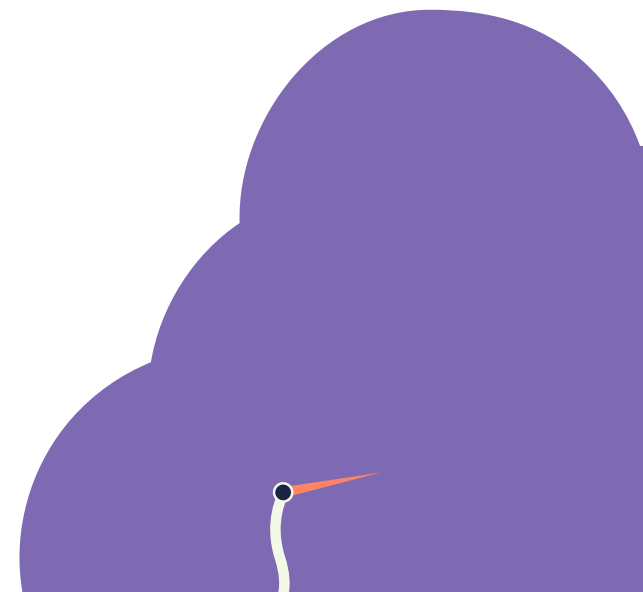
The inventory of fixtures is a mandatory document that describes the rented accommodation. It must be attached to the rental agreement. It is used to compare the condition of the accommodation at the beginning and end of the tenancy and to determine, in the event of necessary repairs, which repairs are the responsibility of the landlord and/or the tenant.

If the accommodation is furnished, an inventory must be attached to the inventory of fixtures. It specifies the equipment and furniture provided, as well as their condition. It is therefore important to check that the equipment is in proper working order (household appliances, heating, smoke detectors, etc.) and to read the water, electricity and gas meters before moving in.

In the case of a rental agreement carried out via an estate agency or a professional, the check-in inventory of fixtures is not free. The cost, calculated according to the surface area of the accommodation, is shared equally between the landlord and the tenant. However, the check-out inventory of fixtures is free of charge.

It is in the tenant's interest to require that an inventory of fixtures is drawn up. In the absence of an inventory of fixtures the tenant is presumed to have received the accommodation in good condition, unless he proves the contrary or proves that the landlord is at the origin of the refusal.

As a tenant, you have the right to rectify the inventory of fixtures (within 10 days of signing the document). Corrections should be sent by registered mail with acknowledgement of receipt.





Home insurance

Home insurance is mandatory for both furnished and unfurnished accommodation.

The tenant must provide the landlord with a certificate of insurance when the keys are handed over, and once a year if requested. It covers the accommodation and the goods against the following risks: fire, explosion, water damage, theft, natural disasters and storms, glass breakage, terrorist attacks or acts, as well as civil liability in the event of damage caused to third parties during private life.

Please note HOWEVER, OF THE EXCLUSIONS PROVIDED FOR IN YOUR HOME INSURANCE, I.E. EVENTS THAT ARE NOT COVERED OR CONDITIONS THAT MAY PREVENT THE COVER FROM BEING EFFECTIVE. FOR EXAMPLE, IN THE CASE OF FIRE INSURANCE, A FIRE STARTED DELIBERATELY BY THE INSURED (FIREPLACE, BARBECUE) IS NOT COVERED BY SOME INSURANCES. IT IS IMPORTANT TO READ THE FINE PRINT CAREFULLY.

The cost of home insurance must generally be paid for one year, regardless of the actual length of your stay.

Apart from these main risks, your insurer can offer you additional guarantees that may be useful, such as repair costs, expert fees, legal assistance, relocation costs, compensation for damage to your electrical appliances or theft.

Living in the accommodation

Electricity / Gas

To open an electricity or gas account, you will need the following documents:

- Your rental agreement
- A proof of identity
- The name of the previous contract holder

The main electricity supplier in Strasbourg is Électricité de Strasbourg (ÉS). The main gas supplier in Strasbourg is Réseau GDS (RGDS). Other suppliers are called "alternative". You can consult the website of the French consumers' union ufc.quechoisir.org

For practical purposes, it is strongly advised to keep the same energy supplier as the previous tenant. When you move in, the electricity and gas connections should be in place (this is usually the case). You will then have to contact ÉS or RGDF in order to take out a subscription. The service will then be provided within 48 hours.

The standard French electricity network is the same as in Europe, with a voltage of 220 V and a frequency of 50 Hz. The shapes of the sockets may vary significantly from those used in France; it is possible to buy adaptors.

Be careful WITH TRANSFORMERS THAT ADAPT THE VOLTAGE BUT NOT THE FREQUENCY: THEY CAN CAUSE YOUR EQUIPMENT TO MALFUNCTION. TO SOLVE THIS, GET A CONVERTER THAT DELIVERS A 50 HZ FREQUENCY.

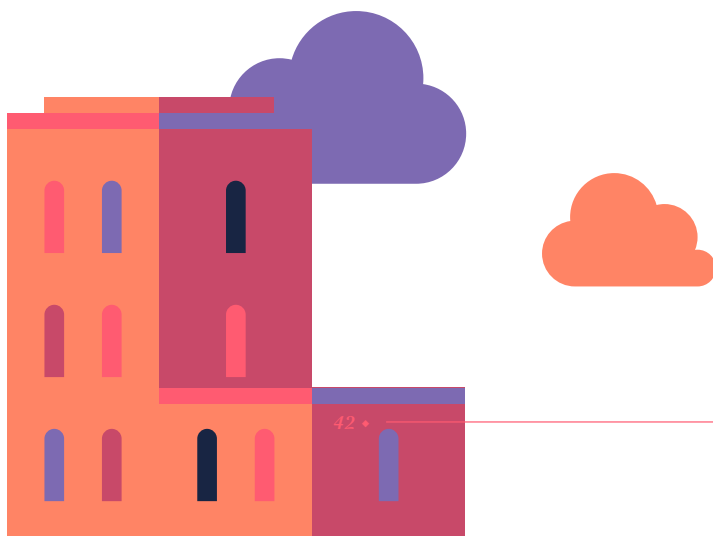
The cost for opening an electricity or gas account includes the commissioning fee. You will then pay your monthly subscription and your consumption (by direct debit or by Internet) every two months, after receiving the invoice. For gas, the cost depends on your average consumption, but also on the location of your accommodation, the architecture of the supply network and the distance from the main network, which are not the same from one municipality to another.

The meters are read every 6 months on the dates indicated on the first bill (called the "facture-contrat"). If you are not at home when the meter reader comes, you can read your meters yourself. To do so, you just need to send back the self-reading form that was submitted free of charge. If the reading cannot be taken, you can make an appointment with your provider.

For further information, visit the energy suppliers' website:

[EDF.FR](https://www.edf.fr)

[PARTICULIERS.ENGIE.FR](https://www.particuliers.engie.fr)



Water

If you have an individual meter, you must read the water meter in the presence of your landlord as soon as you move in. You may not have an individual meter but a single meter for the whole block of flats. In this case, your water consumption is included in your charges

The meter measures your consumption in m³. The national average for water consumption is 50m³ per year per person. The price of water depends on each town and on several criteria (area served, taxes, sanitation, etc.).

Moreover, the water is drinkable everywhere in France (otherwise, you will see the mention "water not drinkable" (eau non-potable), do not hesitate to drink it.

Telephone

To open an already existing telephone line, you will need:

- Your rental agreement,
- A proof of identity,
- The name of the previous owner of the line or the old number

In France, the most common telephone operator is Orange. But there are other operators that you can choose from in order to call nationally and internationally. However, if you are setting up a new line, you will have to ask Orange to activate it. First check that there is a line in your accommodation, and then, if necessary, ask Orange to activate it. You can then freely choose your service provider.

In most cases, the landline can be reactivated within 48 hours, and you will receive a telephone number (different from that of the previous tenant). You can keep it confidential by registering on the "liste rouge" (paid service).

Internet

In addition to telephony, the services generally offered by service providers are Internet subscription and access to various television channels.

The main ISPs (Internet Service Providers) in France are Orange, Free, SFR, and Bouygues Telecom. To learn more about the different service providers, you can consult the website

of the French Consumers' Union – UFC Que Choisir quechoisir.org. It is your responsibility to carefully check the terms and pricing of the offers before signing up.

If you bring a phone from your country of origin, it is important to check that it is compatible with the French system (DECT standard). If you do not want to buy a new phone, many providers offer rental phones.

Cleaning

On arrival, your accommodation must be in a clean and tidy condition. It is your responsibility to maintain it regularly and to leave it clean when you move out

To help you maintain your accommodation on a daily basis, here are some tips:

- Ventilate your rooms at least 10 minutes a day. Open your windows. Don't forget to close them properly if you are going to be away.
- Regularly Dust surfaces. Clean your windows. Sweep, vacuum and wash the floor, including under furniture (bed - desk - table).
- Descale all your valves and fittings. Descale thoroughly with a descaling agent or white vinegar (economical

and effective). Scrub your washbasin from the inside and outside with these products

- Regularly clean and descale your shower/tub and toilet (if equipped). Do not use scouring agents or products containing ammonia. Do not forget to clean the shower drain (hair, dust, etc.).
- Clean your ventilation grids. To be done from time to time, if necessary, with soapy water or degreasing agent (washing-up liquid or other).
- Remove grease from your hotplates with a degreasing agent or bicarbonate of soda. Also clean your sink to avoid limescale.
- The day before your departure: Defrost your fridge before you unplug it. Clean it inside, outside and underneath (in addition to regular inside cleaning).



Waste sorting

In France, waste sorting is generally divided into two categories:

- non-recyclable waste, to be disposed of in the “normal” dustbin,
- recyclable waste (paper, cardboard, plastic, glass, aluminium), to be disposed of in specific dustbins, which are often characterised by a different colour (the colours may vary from one municipality to another).

Non-recyclable waste is collected at your doorstep. Dump trucks drive around the streets to empty the dustbins. Dustbins must be put out on the pavement either by the maintenance staff or by the residents of the block of flats.

Depending on where you live, there may be a collection day for recyclable waste. If your municipality does not have a collection day for recyclable waste, there are collective bins for each district, usually for glass and then for other recyclable waste. In this case you will have to put the recyclable waste in these bins yourself.

Batteries, furniture (called “bulky”, “encombrant” in French), household appliances, paints and other toxic products, as well as “green” waste (branches, grass, wood, etc.) should not be thrown away in the “normal” dustbin. In this case, you will have to go to your local recycling centre to dispose of the waste, or use a dedicated doorstep collection service.

For the inhabitants of Strasbourg and the member municipalities of the Strasbourg Eurometropolis, a document entitled **Consigne du tri** (sorting instructions) explains the waste disposal rules to be followed.

➤ Moving out of the accommodation

Notice of departure

You can terminate the lease at any time, provided you respect the statutory notice period and pay the rent during the notice period. The request for termination must be made by registered letter with acknowledgement of receipt

Logement meublé**LEASE DURATION**

- 1 year, renewed by tacit agreement, or 9 months if the tenant has student status

GUARANTEE DEPOSIT

- maximum 2 months' rent (excluding charges)

NOTICE FOR END OF LEASE BY LANDLORD

- 3 months minimum before the end of the lease

NOTICE FOR END OF LEASE BY TENANT

- 1 month minimum before departure

Logement non meublé**LEASE DURATION**

- 3 years, renewed by tacit agreement

GUARANTEE DEPOSIT

- maximum 1 months' rent (excluding charges)

NOTICE FOR END OF LEASE BY LANDLORD

- 6 months minimum before the end of the lease

NOTICE FOR END OF LEASE BY TENANT

- From 1 to 3 months before departure (depending on conditions)

➤ Notify your departure

- Notify the landlord in writing of your wish to leave the accommodation; usually 1 month before the end of the lease in the case of furnished accommodation or 3 months before the end of the lease in the case of unfurnished accommodation. Respect the notice period provided for in the lease in case of early departure (see "Notice of departure" - page 47);
- Inform the landlord or estate agency of your new address when you leave the accommodation so that they can contact you or send you documents after your departure;
- Think about redirecting your postal mail;
- Cancel or transfer your various subscriptions (electricity, gas, internet, telephone) and your home insurance;
- Inform your tax office of your new address;
- For non-EU citizens, if you move to another city in France, you must inform the Prefecture of your new location.

➤ Check-out inventory of fixtures

The inventory of fixtures is carried out on the day of departure from the accommodation and with the landlord (or estate agent) in order to compare the condition of the accommodation at the beginning and end of the tenancy. Possible damage can be noted and, in the event that repairs are necessary, it can be determined which ones will be paid for by the landlord and/or the tenant.

Amounts may be deducted from the guarantee deposit for rent, charges, repairs or damage for which the tenant may be held responsible. You avoid the risks by cleaning the accommodation and carrying out the repairs that are your responsibility (holes in the walls, etc.).

If no damage is observed in the accommodation at the time of the check-out inventory of fixtures, the landlord must pay back the tenant the full amount of the security deposit. The guarantee deposit must be paid back within a maximum period of:

- 1 month if the check-out inventory of fixtures complies with the check-in one
- 2 months if the check-out inventory of fixtures reveals differences with the check-in one

This period begins on the day the keys are returned by the tenant, who may hand them over to the landlord or his authorised representative (the estate agent), or by registered letter with acknowledgement of receipt. If necessary, you can keep your French bank account during this period so that the amount can be transferred to it.

If the landlord asks you to pay for repairing the accommodation, this must be proven by quotations or invoices. Some damage may be attributable to you (holes in the walls, deterioration, lack of maintenance, etc.), but not the wear caused by the age of the furniture and equipment.

The check-out inventory of fixtures must be signed by the landlord and the tenant. Each party shall keep an identical copy.

