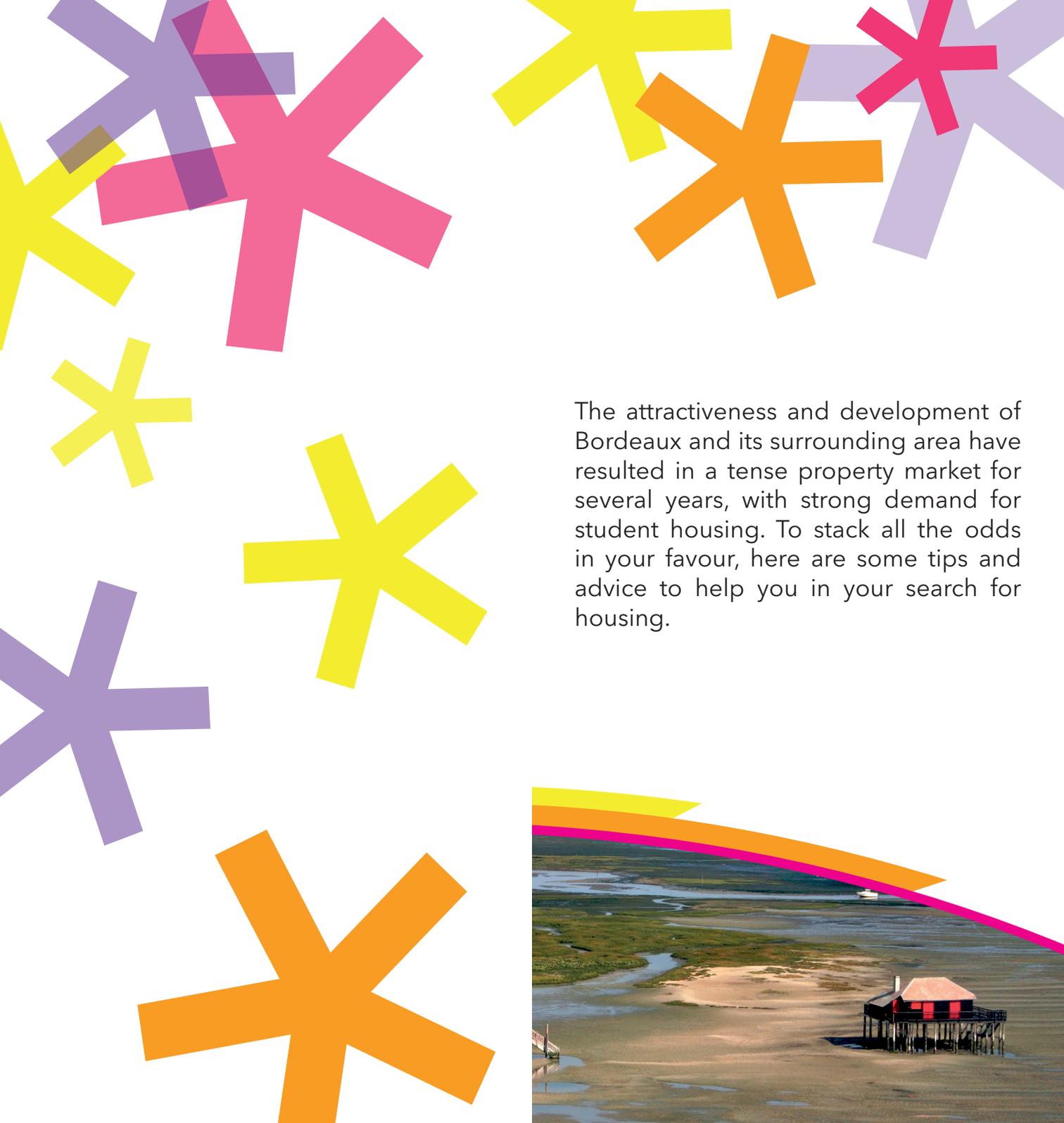




# Guide to housing

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The attractiveness and development of Bordeaux and its surrounding area have resulted in a tense property market for several years, with strong demand for student housing. To stack all the odds in your favour, here are some tips and advice to help you in your search for housing.





## Tips

- > **Plan your search for housing before the school year starts** to avoid any difficulties
- > **Define your budget for the 1st month and the rest of the year**
- > **Get your rental application ready when you plan a visit** (photocopy of your identity card, student card or school certificate, proof of residency not older than 3 months, bank details and the documents required for the guarantor)
- > **Beware of dishonest advertisers**, in particular some housing renters: do not make any reservation payments before visiting the accommodation, nor before signing the lease or being certain of the authenticity of the housing
- > **Never pay in cash** (or postal money order, Paypal, Western Union, pre-paid cards payments) and do not pay any rent or deposit until you have signed the lease
- > **Do not go through list brokers** who offer a list of housings in exchange for money
- > Always ask for **proof of paid rent** or a **receipt after each payment is made**

## Housing solutions

### ► Housing in CROUS university residences

The CROUS de Bordeaux-Aquitaine is the regional centre for university and school works in the Nouvelle-Aquitaine region. Its ambition is to provide support to students during the key moments of their university life: information, reception and orientation, social aid, temporary job search, cultural activities, welcoming international students, social criteria grants, housing, catering, etc.

The structure offers housing in either traditional or recent university residences. In the recent residences, the rent depends on the type of housing and number of rooms (T1, T1 bis, T3 and T5). It is primarily intended for students with scholarships and international students enrolled in master's or doctoral programmes.

Among the international students, those on individual mobility and enrolled in a master's or doctoral programme in a higher education institution in Nouvelle Aquitaine have priority for CROUS housing. International students participating in Erasmus, BCI or other exchange programmes are also eligible for a CROUS accommodation.

In either situation, students must complete an International Student Housing application and fill out a Student Social Application (*Dossier Social Etudiant - DSE*)

- [messervices.etudiant.gouv.fr](https://messervices.etudiant.gouv.fr)

International exchange students will also receive an informative email from the International Relations Office explaining the steps to follow. If you are a student registered with Campus France and are studying in the Académie de Bordeaux, Campus France will book your housing and send you the contact details of your future residence or university residence by email.

- [crous-bordeaux.fr/logements/carte-des-logement/](https://crous-bordeaux.fr/logements/carte-des-logement/)

CROUS housing allows you to benefit from advantages and services included in the rent (a moderate rent including utilities and WIFI). Your housing is equipped and furnished, can be located near the campuses and gives you the right to benefits from the CAF (see “Financial aid”).

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## ► Social housing

You can benefit from housing managed by social landlords, provided that you meet certain allocation criteria, particularly in terms of income. Waiting periods can sometimes be long.

- Online application via [demande-logement-social.gouv.fr](https://demande-logement-social.gouv.fr)
- Further information on the allowance criteria and the application process on [Bordeaux Métropole website](https://bordeaux-metropole.fr)
- Yellome residences of Action Logement: <https://www.yellome.fr/>

## ► Private housing and room rental

\* **Lokaviz** is a platform managed by the CROUS which lists housing offers in CROUS residences as well as housing offers from private owners.

- [lokaviz.fr](https://lokaviz.fr)

\* **Dossier facile** is the French government’s digital platform to help you fill in a secure application

- <https://www.dossierfacile.fr/>

\* **Un Deux Toit** is a regional platform that lists offers of low-cost rooms in private homes. It assists students in their search for housing and helps them benefit from financial aid.

- [operationundeux toit.fr](https://operationundeux toit.fr)

## ► Other websites for housing offers:

- [leboncoin.fr](https://leboncoin.fr): the largest website of free classified adverts in France, including rental or house sharing opportunities.
- [roomlala.com](https://roomlala.com): platform that puts owners and tenants in touch with each other to rent a room in a private owner’s housing.
- [erasmusu.com](https://erasmusu.com): community platform for students participating in an exchange programme (Erasmus or other).



## The [housing.u-bordeaux-montaigne.fr](https://housing.u-bordeaux-montaigne.fr) platform

In order to help you in your search for housing, the University provides students and landlords with its **online housing platform**.

In partnership with Studapart, this platform, exclusively reserved for students of Bordeaux Montaigne University, lists thousands of private housing from individuals, student residences and real estate agencies around the campus and in the surrounding areas of Bordeaux.

### Access to the platform

[housing.u-bordeaux-montaigne.fr](https://housing.u-bordeaux-montaigne.fr)

You just need to create an account to access the offers, which is verified and updated in real time, in order to:

- Find housing
- Find your housemate(s) and share housing
- Find a sublease
- Find a temporary room

**Please note:** if you do not have a guarantor living in France, Studapart can act as a guarantor for you for the whole duration of your lease (paying service).

### To register:

- New students: with your personal email address + the activation code **HOUSINGMONTAIGNE**
- Student already registered at Bordeaux Montaigne University: with your logins

If you have any questions, please contact [booking@studapart.com](mailto:booking@studapart.com)

## ► House-share

Sharing a house allows you to live in a larger house while keeping your budget low. It is also a good way to settle into a new city and make friends quickly... as long as you get on well with your roommates!



**Coop'Coloc** is a student roommate service provided by ACLEF. Social landlords entrust ACLEF with quality housing so that the association can rent them out as furnished shared housing to students, at lower prices than usual. To benefit from Coop'Coloc housing in Bordeaux, you just have to apply by filling in the form on the website.

- [coopcoloc.fr](https://coopcoloc.fr)



### **Kolocations A Projets Solidaires (KAPS)**

- *meaning shared housing with solidarity projects* - offers shared housing for students in exchange for their participation in solidarity projects with local residents. They offer low-cost rooms in shared housing in Pessac, a few minutes away from the university campus, in Bordeaux and in Bègles.

- [rejoins.afev.org/kaps](https://rejoins.afev.org/kaps)



Here are other websites to help you to find roommates:

- [logements.pourlesjeunes.com](https://logements.pourlesjeunes.com)
- [jesuisunjeune.com](https://jesuisunjeune.com)
- [lokaviz.fr](https://lokaviz.fr) (for students)
- [leboncoin.fr](https://leboncoin.fr)
- [appartager.com](https://appartager.com)
- [lacartedescolocs.fr](https://lacartedescolocs.fr)

## ► Intergenerational housing

In exchange for a helping hand and occasional services with daily tasks, you are hosted by and share the home of an elderly person above the age of 60, with interesting rental conditions for students. You can benefit from the CAF's housing subsidies.

\* **Vivre avec : la cohabitation intergénérationnelle** has been offering intergenerational and solidarity-based house-share in Bordeaux since 2004. The young person does not replace the professional caregivers that visit the elderly person, but their presence reassures the senior citizen and/or their family in moments of loneliness.

- [logement-solidaire.org](http://logement-solidaire.org)

► Here are other solutions for intergenerational housing:

- [ensemble2generations.fr](http://ensemble2generations.fr)
- [homiz.eu](http://homiz.eu)
- [wesharewecare.eu](http://wesharewecare.eu)

## ► Residential housing

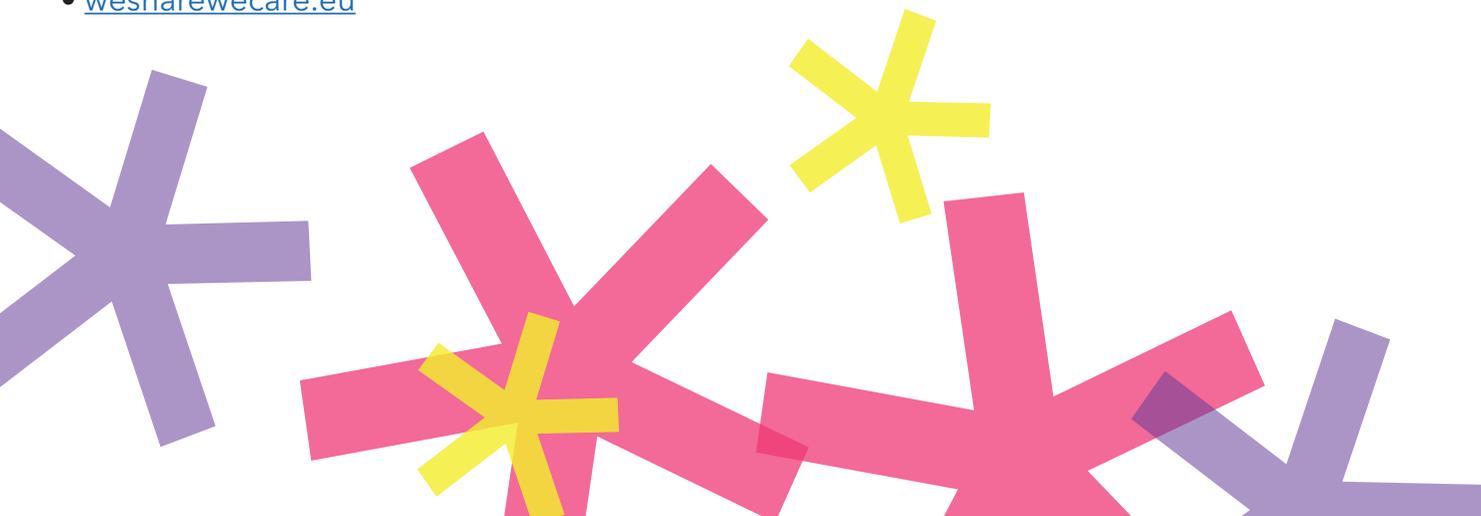
\* **Private student residences** are located near campus and in the surrounding areas of Bordeaux (YouFirst, les Estudines, Studyo, Studéa, Odalys, Studélites...).

They offer comfortable housing, some of them include additional services (laundry, concierge service, etc.) and therefore require a higher budget (400€ to 700 €/month).

- You can consult the offers on [housing.u-bordeaux-montaigne.fr](http://housing.u-bordeaux-montaigne.fr)

\* **Habitat Jeunes de Gironde** offers housing in their residences for students with some financial resources (grants or parents' allowances), whether or not they are employed.

- Here is a list of residences in Gironde: <https://www.habitatjeunes.org/departement/33/>
- Apply for housing here: [hj33.org](http://hj33.org)



## ► Temporary housing solutions

- \* Located near the Saint-Jean train station, **Bordeaux Youth Hostel (Auberge de Jeunesse de Bordeaux)** welcomes young people all year long. It offers a bed (in a bedroom or in a dormitory) cheaper than a hotel. However, the Hostel does not aim to accommodate people for long stays.
  - [auberge-jeunesse-bordeaux.com](http://auberge-jeunesse-bordeaux.com)

- \* **Airbnb** is a global, social paying platform, allowing people to book and rent housing belonging to individuals for a long or short period anywhere in the world. It's a short-term housing solution. Prices are variable.
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## ► Housing for students with disabilities

If you have a disability, you may contact the CROUS to apply for adapted housing. You will have to fill in a specific application.

- [crous-bordeaux.fr](http://crous-bordeaux.fr)

## Financial aid

### ► Housing subsidies (APL and ALS)

As a student, you may benefit from subsidies from the CAF - the French Family Allowance Fund (Caisse d'Allocations Familiales), even in university residences housing. Every start of the month for the following month, you may benefit from either the Personalized Housing Assistance (APL - *Aide personnalisée au logement*) or the Social Housing Assistance (ALS - *Allocation de logement Sociale*).

You can apply online here:

- [caf.fr](http://caf.fr)

### ► Loca-Pass advance

In order to help you pay the necessary security deposit at the time of signing your lease (1 month's rent excluding rental charges), you may benefit from the Loca-Pass Advance. It is an interest-free credit spread out over maximum 25 months or that covers the duration of the lease.

- [locapass.actionlogement.fr](http://locapass.actionlogement.fr)

### ► Avance 1<sup>er</sup> loyer (1<sup>st</sup> Rent Advance)

In order to help you settle in your new flat, the Nouvelle-Aquitaine region has created an advance going from 100€ to 400€, which is then repayable over the course of 24 months. People aged 18 to 30 whose housing and place of study or training is located in the region may apply for the 1<sup>st</sup> Rent Advance.

- [avanceloyer.solihanouvelleaquitaine.fr](http://avanceloyer.solihanouvelleaquitaine.fr)

## ► **Visale guarantee (Garantie Visale)**

If your lessor (the owner) requires that you have a guarantor (garant in French, see lexicon below) you likely may benefit from the Visale guarantee. Action Logement can act as your guarantor, free of charges, to your future lessor for the entire duration of the lease, whether in private housing, private residences, the CROUS' university residences, Habitat Jeunes residences, etc.

- [visale.fr](http://visale.fr)



## **AQAFI**

AQAFI is an association that helps international students upon arrival and guides them through all kinds of procedures (including housing matters). AQAFI will maintain a service on campus at the beginning of the academic year.

- [aqafi33@gmail.com](mailto:aqafi33@gmail.com)
- <http://aqafi.org>

## **Good deals and legal support**

### ► **Étu Récup', the campus recycling centre**

Located on campus, this association gives a second life to items and furniture they retrieve, by selling them back at low price in their shop.

- [eturecup.org](http://eturecup.org)

### ► **Envie Gironde**

A store which offers household electrical appliances at low prices, as well as a repair service.

- [gironde.envie.org](http://gironde.envie.org)

### ► **Atelier Reménagement**

This association offers solidarity and eco-friendly moving services and assists you with the administrative procedures involved in moving.

- [atelier-remumenage.org](http://atelier-remumenage.org)





### ► **ADIL Gironde**

This association gives free legal advice to tenants in case issues occur (dispute with the lessor, issue regarding the housing, unpaid rent, etc.).

- [adil33.org](http://adil33.org)

### ► **La clinique du droit**

Bordeaux University's free service for legal support.

- [cliquedudroit.fr](http://cliquedudroit.fr)

## Lexicon

**Assurance habitation** – *Home insurance*  
Comprehensive risk insurance (*assurance multi-risque habitation* in French) is mandatory for the tenant: it insures the housing against rental risks, fire, water damage, natural disasters, theft. When handing over the keys of the housing, you will be asked to show a home insurance certificate.

**Bail / Contrat de location** – *Lease / Rental agreement*

A (written) agreement between the tenant and the lessor. It specifies the rights and obligations of both the tenant and the lessor, and provides information on the housing being rented.

**Bailleur** – *Lessor*

The entity which provides the housing for rental. It can be a private owner, an estate agency, a social lessor, the CROUS, or a private student residence.

**Charges locatives** – *Rental charges*

Collective expenses for services such as lift or shared areas maintenance, water and sometimes heating.

**Caution / Dépôt de garantie** – *Deposit / Guarantee deposit*

An amount which is equal to a month's rent (without rental charges). It must be paid to the owner/lessor during the incoming inventory of fixtures, and will be entirely paid back within a month after the end of the lease, provided there has been no damage done to the house.

In the event of damage, the lessor must return the guarantee deposit within a 2 months' notice, along with proof of the damage, such as invoices.

**Etat des lieux entrée/sortie** - *Incoming/Outgoing inventory of fixtures*

At the time of having the keys to the housing handed over, you will conduct an inventory of fixtures with the lessor. It is a very detailed description of the house. It is important to describe and record any visible damage and carefully keep this document until your departure from the housing.

**Garant / Caution solidaire** - *Guarantor / Third-party guarantee*

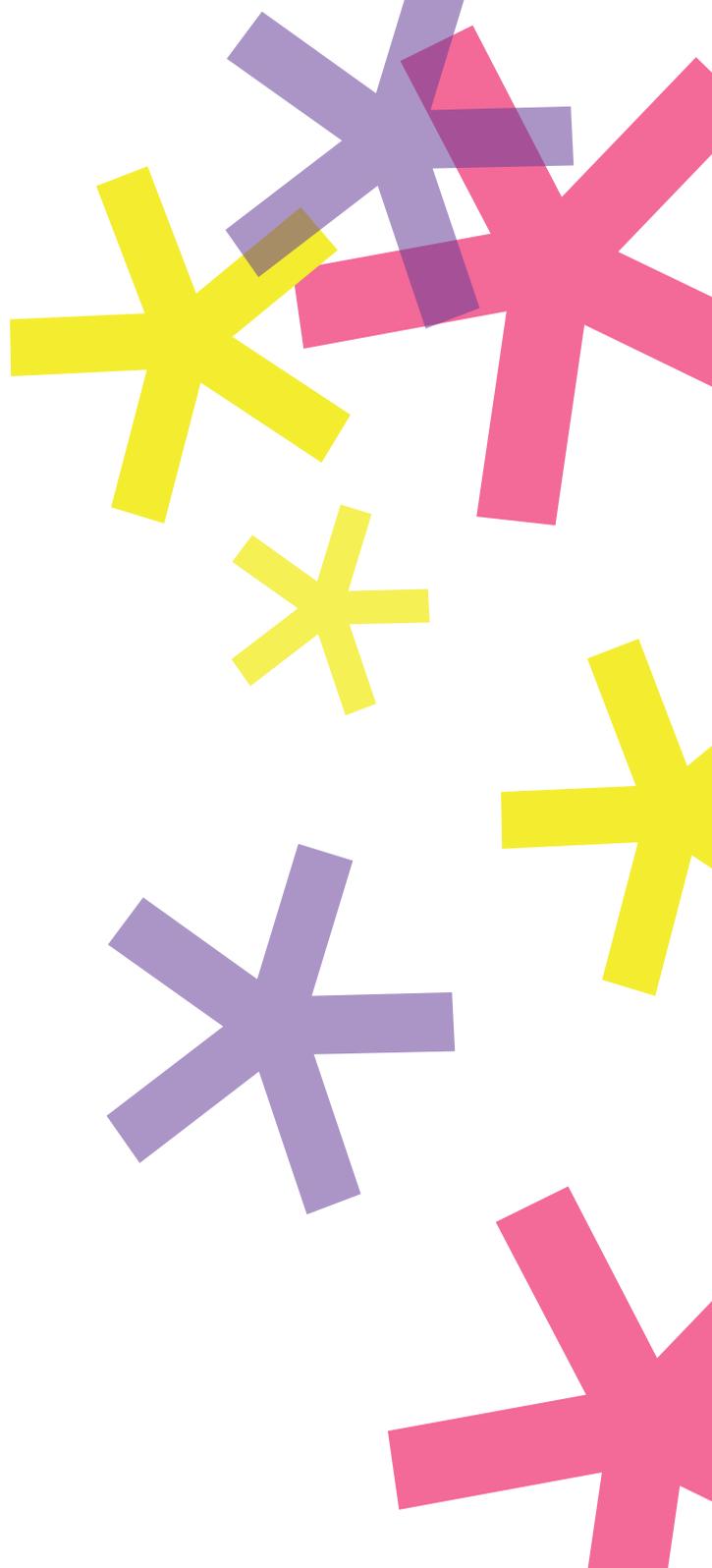
A tierce party takes responsibility for the payment of the rent and rental charges in the event of an unpaid rent. The guarantor must be solvent, meaning they must have sufficient income to take on this responsibility.

**Loyer** - *Rent*

The amount to be paid each month in order to live in the housing. Ask whether rental charges are included in this amount.

**Préavis** - *Notice*

You can terminate your lease at any time, provided that you respect the notice period. This inquiry for termination must be done by sending the lessor a registered letter with acknowledgement of receipt (from a post office).



## \* For further information, see:

- [etu.u-bordeaux-montaigne.fr/fr/infos-pratiques/logement-et-restauration/logement](https://etu.u-bordeaux-montaigne.fr/fr/infos-pratiques/logement-et-restauration/logement)
- [etu.u-bordeaux-montaigne.fr/fr/infos-pratiques/logement-et-restauration/aides-au-logement](https://etu.u-bordeaux-montaigne.fr/fr/infos-pratiques/logement-et-restauration/aides-au-logement)
- <https://www.u-bordeaux-montaigne.fr/en/preparing-for-your-stay/international-welcome-desk/accommodation.html>

## \* If you encounter an issue, here are some contacts:

- **Housing:** [logement-etudiant@u-bordeaux-montaigne.fr](mailto:logement-etudiant@u-bordeaux-montaigne.fr)
- **Exchange students:** [incomingstudents@u-bordeaux-montaigne.fr](mailto:incomingstudents@u-bordeaux-montaigne.fr)
- **DEFLE students:** [logement.defle@u-bordeaux-montaigne.fr](mailto:logement.defle@u-bordeaux-montaigne.fr)

