

# Housing guide



2023-2024

université  
de **BORDEAUX**



*Bordeaux and its metropolis have experienced a substantial housing shortage these past few years. Around the beginning of the upcoming academic year, a considerable number of students will be looking for an accommodation. This guide will provide you with crucial information to help you stack the odds in your favor.*

*So, be prepared and follow our advices!*

# Looking for accommodation: Think ahead!

## The application

Visit accommodations with a complete rental file in order to save some time!

### The list of the most commonly required documents:

- › A copy of one of your identification papers : identity card, passport, valid resident card
- › A copy of your student card or your schooling certificate
- › Proof of residence dating back to less than 3 months (if you were a tenant)
- › Proof of resources
- › Tax notice

### No need to provide:

- › Healthcare card
- › Bank account statement
- › Certificate of absence of credit or debt

### « Dossier facile »/Easy File

State's online rental file makes the management and creation of the rental file easier

→ [www.dossierfacile.fr](http://www.dossierfacile.fr)

### The list of the most commonly required documents that your guarantor must provide:

If your guarantor is a person (family, friends):

- › A copy of any identification document
- › Proof of address
- › Proof of professional status
- › Proof of resources
- › The last tax notice

If your guarantor is an organization :

- › An eligibility certificate

## Set up a budget

### For the 1<sup>st</sup> month and for the rest of the year

*Cf. Heading "Monthly Budget" p.16*  
Determining your budget and the costs of your stay in advance will help you make a sensible choice of accommodation and avoid financial troubles.

- › Allow a budget for a **potential temporary accommodation** upon your arrival and for moving in once you find an apartment. The 1<sup>st</sup> month, you will have to pay:

the 1<sup>st</sup> month's rent, the rental deposit (which will be refunded at the end of your stay if no damage has been caused to the flat), and possibly agency/application fees and furniture fees if your flat is not furnished.

- › For the rest of the year: in addition to your gas, electricity and internet bills (which are usually not included in the rent unless you live in a student residence), you have to take **other expenses into account that are not related to your apartment**, such as university fees, transportation, groceries, hobbies, etc.
- › You can estimate the housing aid from CAF (Caisse d'Allocations Familiales), you will know what you could receive every month. Caf.fr \*\*\*

→ [caf.fr](http://caf.fr)

## No guarantor?

### → The VISALE guarantee:

This guarantee is totally free for students under 30 years old. You can apply online and you will receive your certificate under 48 hours, it may support your rental file and cover some unpaid rent. Make sure your application is complete.

→ [visale.fr](http://visale.fr)

### → Other guarantees exist:

For example: GarantMe, you have to pay every month to have guarantee for your accommodation, accepted mainly by student's residences.

→ [garantme.fr](http://garantme.fr)

## A few tips

- › **Be careful with scams**, more and more numerous, especially in the beginning of the academic year (September/October).
- › **Never pay in cash** and don't pay anything before signing your rental agreement.
- › **Don't buy "list seller"**: these are the real estate agencies that sell you a list of allegedly available flats for a few hundred euros. The lists are actually rarely updated and there is no guarantee that you will find an accommodation.
- › **Don't wait until the last minute to start looking for a flat**: at the beginning of each academic year (September), very few flats are available and finding one becomes a hard challenge.
- › **The ideal time for finding a flat is from June to mid-August.**
- › Book an accommodation before your arrival.

# Existing

## housing modes

### Private housing

- › Private studios cost around 500-650 €/month

The flats belong to private individuals. You can either rent a private flat by contacting the owner directly or via a real estate agency. The flat can be furnished or unfurnished.

### Homestay

- › Rooms at the owner's house cost around 300-400€/month

You rent a room in the owner's house and you share the kitchen and the bathroom with the family. Some of them share the living room, others don't. As well as, some of them offer breakfast and dinner, others don't. All the services should be specified in the rental agreement.

#### Check these websites for housing offers

- [acheter-louer.fr](http://acheter-louer.fr)
- [appartager.com](http://appartager.com)
- [entrepaticuliers.com](http://entrepaticuliers.com)
- [lacartedescolocs.fr](http://lacartedescolocs.fr)
- [leboncoin.fr](http://leboncoin.fr)
- [locservice.fr](http://locservice.fr)
- [logements.pourlesjeunes.com](http://logements.pourlesjeunes.com)
- [lokaviz.fr](http://lokaviz.fr)
- [pap.fr](http://pap.fr)
- [paruvendu.fr](http://paruvendu.fr)
- [seloger.com](http://seloger.com)
- [bienici.com](http://bienici.com)
- [myroom-residence.com](http://myroom-residence.com)
- [u-bordeaux.studapart.com/fr](http://u-bordeaux.studapart.com/fr)

A room is a particularly interesting option in the perspective of paying a cheaper rent.

#### → « Un Deux Toit »

Lists all room's offers.

→ [operationundeux toit.fr](http://operationundeux toit.fr)

### University housing in a CROUS residence

- › Studios, traditional rooms or renovated rooms.

- › Prices vary from 149 to 420 €

This housing mode is first and foremost aimed at the French government scholarship holders as well as international students who are studying for a Master's degree or a doctorate.

Several rounds are organized to assign accommodations.

International students in master or a doctorate can apply from the 2<sup>nd</sup> round which is the 2<sup>nd</sup> week of July and **subject to availability**.

If you wish to apply for CROUS housing, you should start the procedure very early. Applications must be filed between until May 15<sup>th</sup>. You have to create an account on:

→ [messervices.etudiant.gouv.fr](http://messervices.etudiant.gouv.fr)

Download your "social student file" and send it by mail to the CROUS. International exchange students have to contact the international office of their campus.

## Facebook groups can also be helpful!

- *Wanted Logement, colocation & Sous location sur Bordeaux*
- *Colocation, Location, Appart, Logement à Bordeaux | La Carte des Colocs*
- *Location Appartement Bordeaux*

## Inter-generational housing

You live with an elderly person. Rent conditions are often interesting for the student but you have to spend time with the elderly and providing some small services.

**Ensemble2générations**

→ [ensemble2generations.fr](http://ensemble2generations.fr)

**Vivre Avec**

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

## Residences

### → Social Residences (HLM)

Social residences (called "HLM") are managed by social landlords. A social accommodation may be a room, a studio, etc.

Online application, long processing time.

→ [demande-logement-social.gouv.fr](http://demande-logement-social.gouv.fr)

### → Habitat Jeunes

Available for young people who are studying or having a job: Habitats Jeunes Le Levain, Jeunesse Habitat Solidaire... Online application

→ [hj33.org](http://hj33.org)

### → Private residences for students

→ Application online

→ 400€ and 700€ per month (Campuséa, les Estudines, Studyo, Studéa, Odalys...)

## Flat-share

Share a bigger accommodation with one or several students. This is an affordable housing type.

### › The average cost:

from € 350 to € 550

Two types of leases:

- › only one lease agreement for all the tenants
- › a lease agreement for each tenant (recommended)

### → KAPS

This project allow the students to find a flat sharing and some volunteering hours are required. You have to make some activities for your neighborhood.

→ [rejoins.afev.org/kaps/bordeaux](http://rejoins.afev.org/kaps/bordeaux)

### → Coopcoloc

Some social apartment are used to make a flat sharing for students.

More information on:

→ [coopcoloc.fr](http://coopcoloc.fr)

## Temporary housing

If you arrive few days before your accommodation is available or if you need a temporary accommodation for the first few days in Bordeaux while waiting to find a definitive apartment:

› Crous → [bedandcrous.com](http://bedandcrous.com)

› Youth hostels → [auberge-jeunesse-bordeaux.com](http://auberge-jeunesse-bordeaux.com)

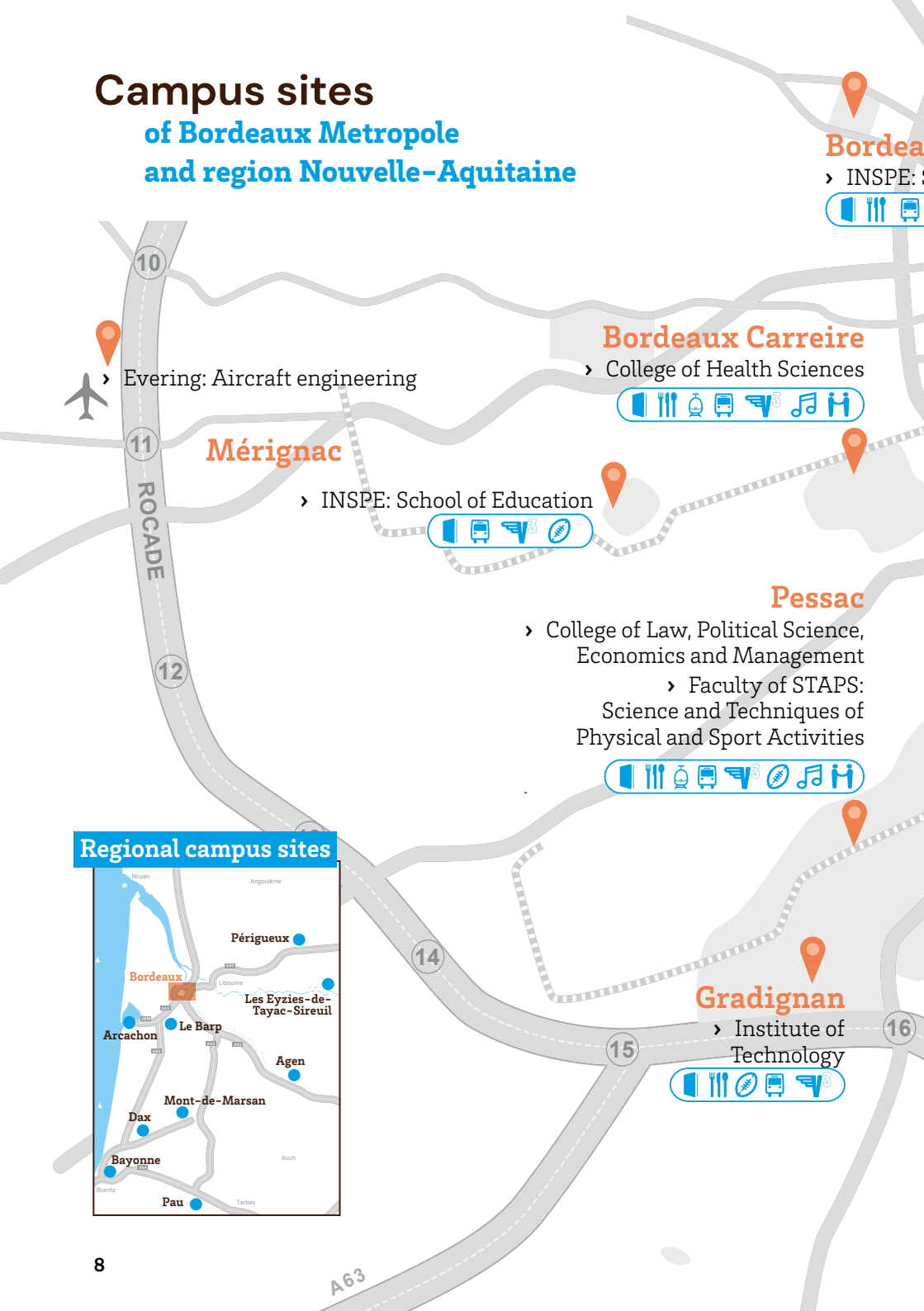
› Central Hostel → [centralhostel.fr](http://centralhostel.fr)

› Private rooms → [airbnb.fr](http://airbnb.fr)



# Campus sites

## of Bordeaux Metropole and region Nouvelle-Aquitaine



**Bordeaux**

› INSPE:



**Bordeaux Carreire**

› College of Health Sciences



**Mérignac**

› INSPE: School of Education



**Pessac**

› College of Law, Political Science,  
Economics and Management

› Faculty of STAPS:  
Science and Techniques of  
Physical and Sport Activities

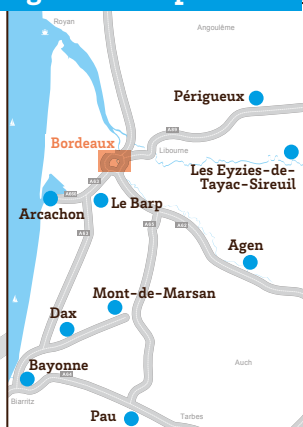


**Gradignan**

› Institute of  
Technology



### Regional campus sites



## ux Caudéran

School of Education



## Bordeaux Bastide

- › Institute of Technology
- › IAE Bordeaux: University School of Management



## Bordeaux Victoire

- › College of Human Sciences



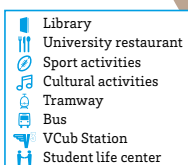
## Talence

- › College of Science and Technology



## Villenave d'Ornon

- › ISVV: Institute of Vine and Wine Science



## Studapart

- › Only for students from the University of Bordeaux.
- › Thousands of private accommodation (studio, flat sharing, rooms and student's residences)

→ [u-bordeaux.studapart.com/fr](http://u-bordeaux.studapart.com/fr)

---

### **Create your own account to see all the offer checked and updated in real time!**

- › Find a rental
- › Find a flat sharing
- › Easy application 100% online

### **Registration**

- › New students: with your personal e-mail + the activation code HOUSINGUBDX
- › Already students at the University of Bordeaux: with your login and password (account IDNUM)

---

### **Please note:**

- › You can book an accommodation online and cancel if you need to.
- › Studapart may be a guarantor, you have to pay for this option.
- › Multilanguage team is available:

→ [booking@studapart.com](mailto:booking@studapart.com)

- › No refund if you cancel your booking after the first day of your rent contract.

You have up to 24 hours before the date of entry to notify a cancellation due to force majeure. The fees will then be refunded.

(Note: a visa refusal or non-admission to the university is not a case of force majeure).



# Housing Aid

## Financial aid

As a student, you are eligible for housing aids (APL) from the **"Caisse d'Allocation Familiale" (CAF)**. The APL is paid at the beginning of the month for the previous month and is due only the month following the date of entry. Applications must be submitted online at

→ [caf.fr](http://caf.fr)

## Help for rental deposit - LocaPass

Moving in involves a lot of expenses. You may need help to handle your budget, Loca-Pass could fund your rental deposit. If you are a scholarship holder, an internship or a worker student, you may also apply to this housing aid. Be careful, it's a loan you have to pay back every month.

→ [actionlogement.fr/  
l-avance-loca-pass](http://actionlogement.fr/l-avance-loca-pass)

## First rent in advance

The region "Nouvelle-Aquitaine" created an aid called "first rent in advance". They help you to pay your first rent up to 300 € for students under the age of 30.

→ [avancerloyer.  
solihanouvelleaquitaine.fr](http://avancerloyer.solihanouvelleaquitaine.fr)

## Home insurance

**You have to subscribe to a home insurance** to protect you from different risks (with a mutual insurance, a bank or a private insurer) as soon as you find your accommodation and before your appointment to collect your keys.

# Tips and great deals

## Cheap furniture for your new apartment

**Etu'Récup** has furniture, household appliances and used kitchenware at very affordable prices. The association created DIY workshops and they can help you repair your bike.

For further information, meet the association's members at the campus of Pessac, near the Tram B at the stop "Doyen Brus".

→ [eturecup.org](http://eturecup.org)

## Legal Aid

### → **Association Adil33 from Gironde**

Useful to know your rights and obligations as a tenant and if you have any problem with the landlord.

→ [adil33.org](http://adil33.org)

### → **La clinique du droit**

Free legal assistance service from the University of Bordeaux.

→ [cliniquedudroit.fr](http://cliniquedudroit.fr)

### **Warning!**

A room of less than 9 m<sup>2</sup> is not eligible for housing aid.



# Monthly

## Average Budget



### Accommodation

- › Room in university residence ..... 250 €
- › Student residences ..... 600 €
- › Private studio downtown ..... 600 €



### Lunch

- › Meals in university restaurant (2 meals/day).....186 €
- › Breakfasts.....40 €



### Transport

- › Tram/bus.....20,40 €



### Miscellaneous fees

- › Maintenance, clothes .....100 €
- › Supplementary insurance .....25 € par an
- › Hobbies and outings .....100 €
- › Phone subscription .....20 €

**Monthly total**.....1091 €  
(with a private studio downtown)

### Additional expenses for the first month



- › Expenses about the accommodation + deposit and agencies fees (2 rent months approximately)..... 1500 €
- › Registration fees (exemption for French government scholarship holders)..... 300 €
- › Liability insurance .....20 €
- › School supplies, books, handout .....100 €

**1 month total**.....3000 €  
(Monthly budget + additional expenses)

## Some definitions

- › **Guarantor:** a person (friend, family) or an organization (visale, garantme) who formally accepts responsibility for you in case of unpaid rent.
- › **Security deposit:** amount paid to the landlord upon moving into the accommodation. It will be returned to the tenant if no damage has been noted as soon as he leaves. The landlord could use partially or totally the security deposit to fix damages.
- › **Notice:** at the end of a rental contract, the tenant must inform the landlord and send him a registered letter with acknowledgment of receipt according to the prescribed deadlines.
- › **APL:** housing aid online by CAF (Caisse d'allocations familiales) that you receive every month from the 2<sup>nd</sup> month after your accommodation's entry. It can be paid to the tenant or to the landlord who will deduct the amount from the rent.

## Dictionary / Abbreviation

- › **ASC:** elevator
- › **BE:** good state
- › **TBE:** very good state
- › **CC:** charges are included in monthly rental
- › **HC:** charges are not included in monthly rental
- › **MB:** furnished
- › **NF:** new
- › **RDC:** ground floor
- › **SDB:** bathroom
- › **Studio/T1:** studio, one room
- › **T2/F2:** accommodation with 2 rooms (1 living room and 1 bedroom)
- › **T3/F3:** accommodation with 2 rooms (1 living room and 2 bedrooms)

## Contact

Student Life Center / Bureau  
de la vie étudiante

› [bve.logement@u-bordeaux.fr](mailto:bve.logement@u-bordeaux.fr)



› [@bveunivbordeaux](https://www.instagram.com/bveunivbordeaux)

**En savoir +**

**[u-bordeaux.fr/en/campus/daily-life](https://u-bordeaux.fr/en/campus/daily-life)**