

HOUSING GUIDE



Hello!

2024-2025

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!

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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

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



USEFUL QUESTIONS DURING VISITS

- X When is the accommodation available?
- X Are utilities included in the rent? If not, which ones? (water, electricity, gas)
- X What is the security deposit? Do you accept the Visale guarantee?
- X Is the accommodation accessible? (if disability)

No guarantor?

x 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

x 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

EASY FILE

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

→ www.dossierfacile.fr

Set up a budget for the 1st month and for the rest of the year

→ Cf. Heading "Monthly Budget" p.13

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 1st month, you will have to pay: the 1st 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

A FEW TIPS

TO PLAN FOR

BE AWARE OF 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.

- ✗ Define your budget
- ✗ Complete rental application
- ✗ Physical guarantors (friend or family)
- ✗ Visale process
- ✗ List and contact student residences near my campus
- ✗ Subscribe to a home insurance policy (mandatory) with a mutual insurance company, a bank, or a private insurer, as soon as you have found the accommodation and before your appointment to receive the keys.

EXISTING HOUSING MODES

CHECK THESE WEBSITES FOR HOUSING OFFERS

- acheter-louer.fr
- appartager.com
- entrepaticuliers.com
- jesuisunjeune.com
- keysper.fr
- lacartedescolocs.fr
- leboncoin.fr
- locservice.fr
- lokaviz.fr
- pap.fr
- paruvendu.fr
- seloger.com
- bienici.com
- u-bordeaux.studapart.com/fr

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

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. Moreover, some of them offer breakfast and dinner, others don't. All the services should be specified in the rental agreement.

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

- x "Un deux toit" lists all room's offers
- 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 2nd round which is the 2nd 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 until May 15th. You have to create an account on:

→ 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.

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.

Association Ensemble2générations

→ ensemble2generations.fr

Association Vivre Avec

→ logement-solidaire.org

Residences

X 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

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
- Youth hostels
→ auberge-jeunesse-bordeaux.com
→ otellia.fr
- Central Hostel
→ centralhostel.fr
- Private rooms
→ airbnb.fr

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)

x KAPS

This project allow to the students to find a flat sharing and some volunteering hours are required.

You have to organize some activities for your neighborhood.

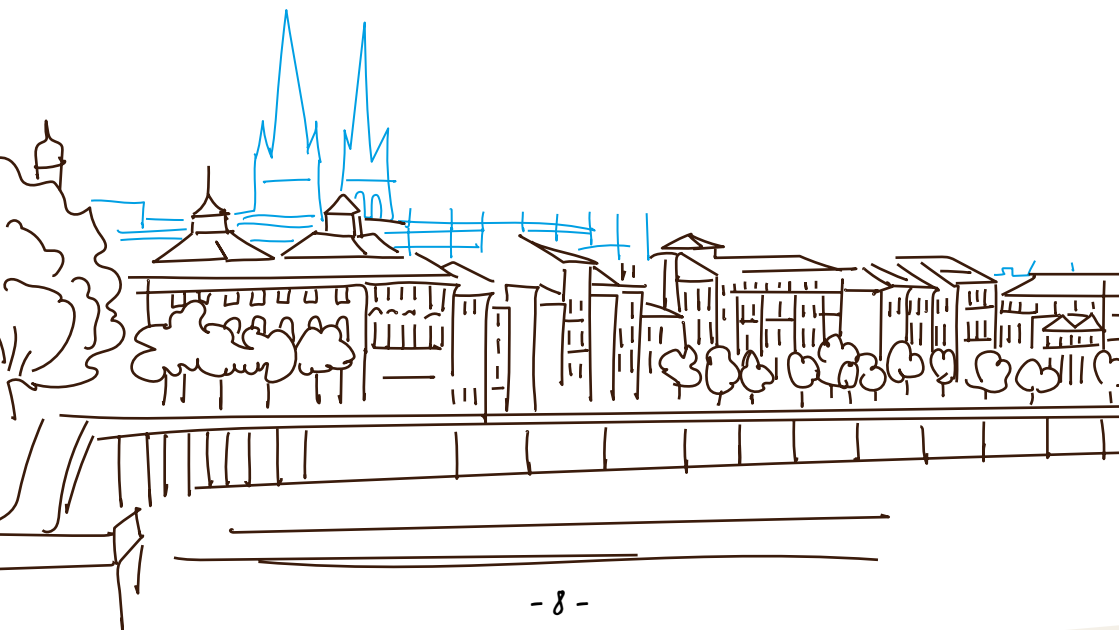
→ rejoins.afev.org/kaps/bordeaux

x COOPCOLOC

L'ACLEF uses some social apartment to make a flat sharing for students.

More information on:

→ coopcoloc.fr



HOUSING FOR STUDENTS WITH DISABILITIES

Several options

You can submit a request for adapted housing through the CROUS.

To do this, you need to complete your Student Social File (« Dossier social étudiant ») and fill out the specific form to be sent by email to the CROUS social service.

Download the form:

→ crous-bordeaux.fr/se-loger/je-cherche-un-logement-crous-bordeaux-aquitaine/handicap-demande-de-logement/

Interactive map of accessible CROUS housing:

→ trouverunlogement.lescrous.fr/accessibility-map

You can apply for social housing online: → demande-logement-social.gouv.fr/index

Your application will be given priority as a person with a disability.

On housing platforms (Lokaviz, Studapart, etc.), filters allow you to select listings offering adapted housing.



STUDAPART

→ Only for students from the University of Bordeaux

→ Thousands of private accommodations (studio, flat sharing, rooms and student's residences)

u-bordeaux.studapart.com/fr

Create your own account to see all the offers checked et updated in real time!

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.
- › 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)
- › Studapart may be a guarantor, you have to pay for this option.

→ Multilanguage team is available : booking@studapart.com

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

Legal Aid

x Association Adil33 from Gironde

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

→ adil33.org

x Clinique du droit

Free legal assistance service from the University of Bordeaux

→ cliniquedudroit.fr

MOVING AND DELIVERY

Atelier Remuménage

offers socially and environmentally friendly moving services with rates adjusted to the beneficiaries' resources, as well as support for all the stages involved in a move.



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 each month for the previous month and is due only the month following the date of entry.

Applications must be submitted online → 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

WARNING!

A room whose area is less than 9 m² is not eligible for housing aid.

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

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.

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€
- × Hobbies and outings 100€
- × Phone subscription 20€

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

Additional expenses for the first month

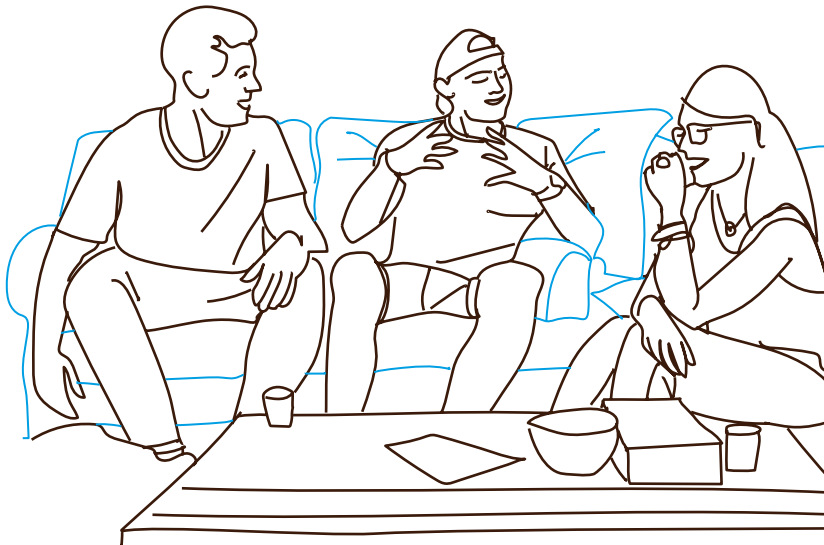
- × Expenses about the accommodation + deposit and agencies fees (2 rent months approximately) 1500€
- × Registration fees (exemption for French government scholarship holders) 300€
- × Liability insurance 20€
- × School supplies, books, handout 100€

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

MY BUDGET

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 owner from your entry into the accommodation, it will be returned to the tenant at the departure if no damage has been caused by the tenant. The security deposit could be used partially or totally by the landlord.
- **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 received every month from the 2nd month after your accommodation's entry, it could be received by you directly or your landlord.



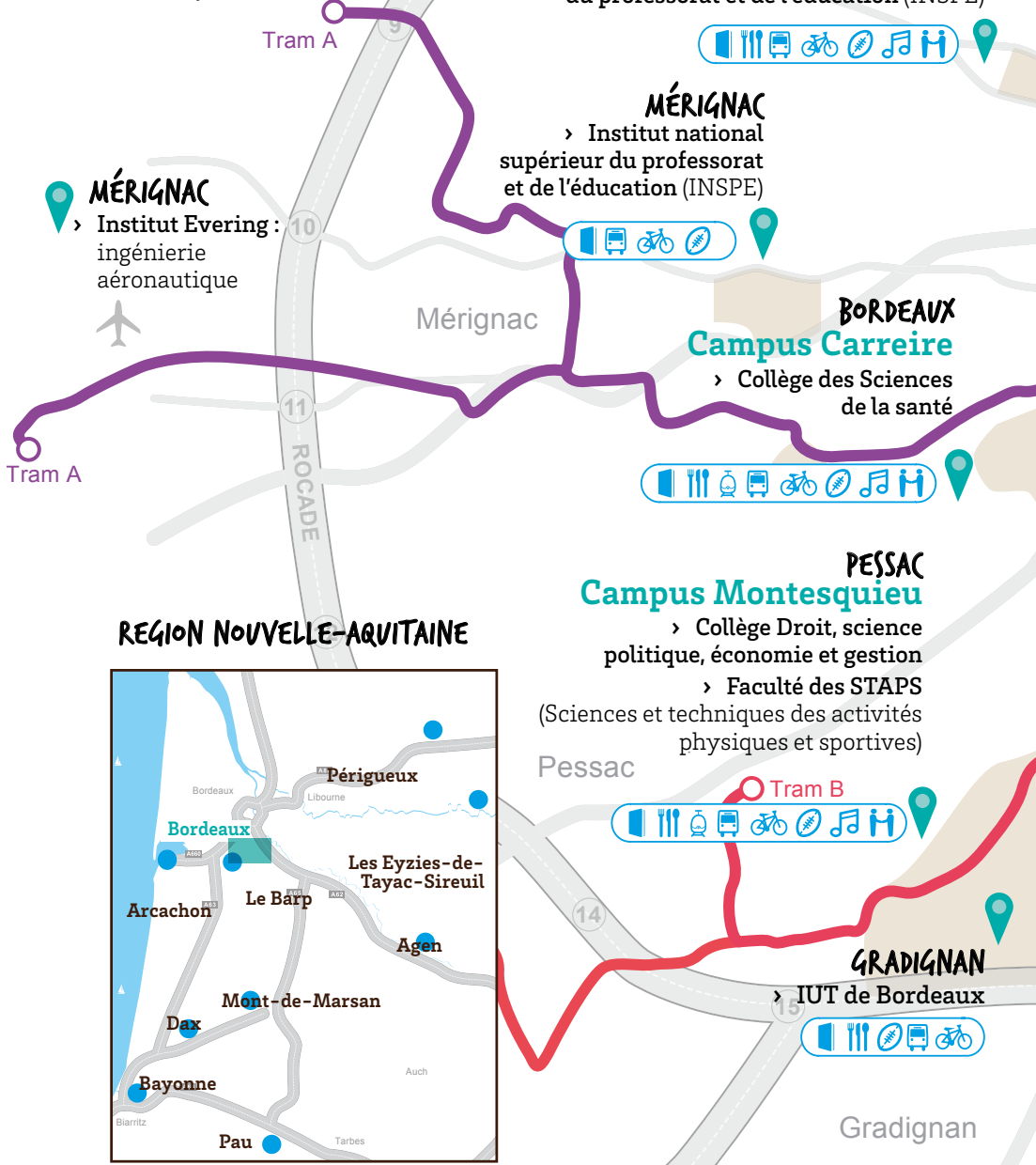
DICTIONARY ABBREVIATION

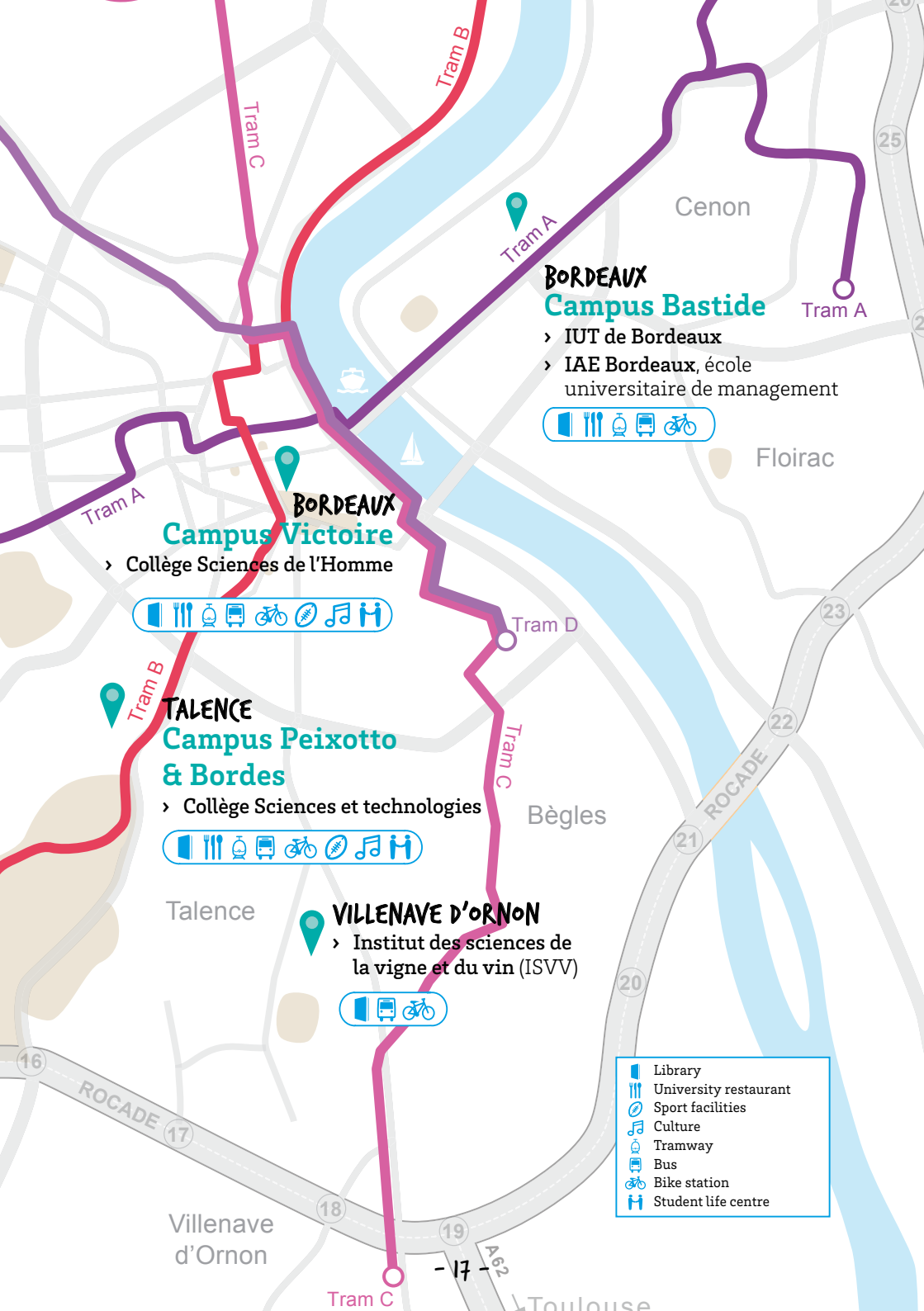
- > **AS:** elevator
- > **BE:** good state
- > **CC:** charges are included in monthly rental
- > **HC:** charges are not included in monthly rental
- > **MB:** furnished
- > **NF:** new
- > **RDC:** ground floor
- > **SDB:** bathroom
- > **Studio/T1*:** studio, one room
- > **T2/F2:** accommodation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

**T and F (followed by 1/2/3/4, etc.): number of rooms in the dwelling. T1 bis/T2 bis/T3 bis: a dwelling where one room is large enough to be divided into two spaces. Kitchens and bathrooms are not counted.*

A MAP OF BORDEAUX METROPOLE AND OUR REGION NOUVELLE-AQUITAINE

our Campus





BORDEAUX Campus Bastide

- › IUT de Bordeaux
- › IAE Bordeaux, école universitaire de management



BORDEAUX Campus Victoire

- › Collège Sciences de l'Homme



TALENCE Campus Peixotto & Bordes

- › Collège Sciences et technologies



VILLENAVE D'ORNON › Institut des sciences de la vigne et du vin (ISVV)



- Library
- University restaurant
- Sport facilities
- Culture
- Tramway
- Bus
- Bike station
- Student life centre

Tram C

- 17 -

Toulouse

NOTES

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NOTES

A series of horizontal dotted lines for writing notes.

CONTACT

Student life centre

→ bve.logement@u-bordeaux.fr



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

To learn more

u-bordeaux.fr/en/campus/daily-life