

Accommodation Guide

2021-2022



UNIVERSITY
OF LONDON
INSTITUTE
IN PARIS

Your guide to finding accommodation

The first step in discovering Paris is to find a comfortable and safe place to stay. Finding the right accommodation may take a bit of work, but we are here to help.

This guide outlines the student accommodation options available in Paris - halls of residence, private rooms and studios, hostels, living with a resident landlord, and flat sharing. We've also included essential advice on how to find accommodation, and how to organise the financial and legal details with your landlord or agent.

This guide can be read alongside the Moving to Paris guide which includes practical tips to help you prepare for your move; including opening a bank account, organising health insurance, and finding financial support.

Bon courage et à bientôt!



Need help?

Contact us between 9.15am-1pm, 2pm-5pm
(Paris time) via:

tel: +33 (0) 1 44 11 73 83/76/94

email: contact@ulip.lon.ac.uk

web: london.ac.uk/institute-in-paris

Meet the Student Services Team



Claire Miller-Bersoullé
Head of Student Services



Catherine Duperray
Administrative Officer



Olivia Garreau
Administrative Assistant

“

The student hall of residence really helped me fit in with the Parisian lifestyle. Meeting people from all over the world, but all being united with the French language. It was a great accommodation for my first year!

Callum Rye, BA in French Studies student

Paris, your new home!

“Paris is always a good idea”, as Audrey Hepburn once said.

Beautiful, diverse, and packed with great cafés, bars, markets, parks, and galleries, Paris has the advantage of being small enough to get around easily, but big enough to still be exploring new places and things to do by the end of your course.

Explore some of our fun facts about Paris here and on the next page.

37

bridges cross the Seine river, of which 3 are pedestrian and 2 are rail bridges.

Feel like a boat ride? The Batobus will take you from Beaugrenelle to Jardins des Plantes. Unlimited access for 40€ with Navigo pass.



500

Green spaces can be found throughout the City of Light. There are about 2300 hectares of greenery.



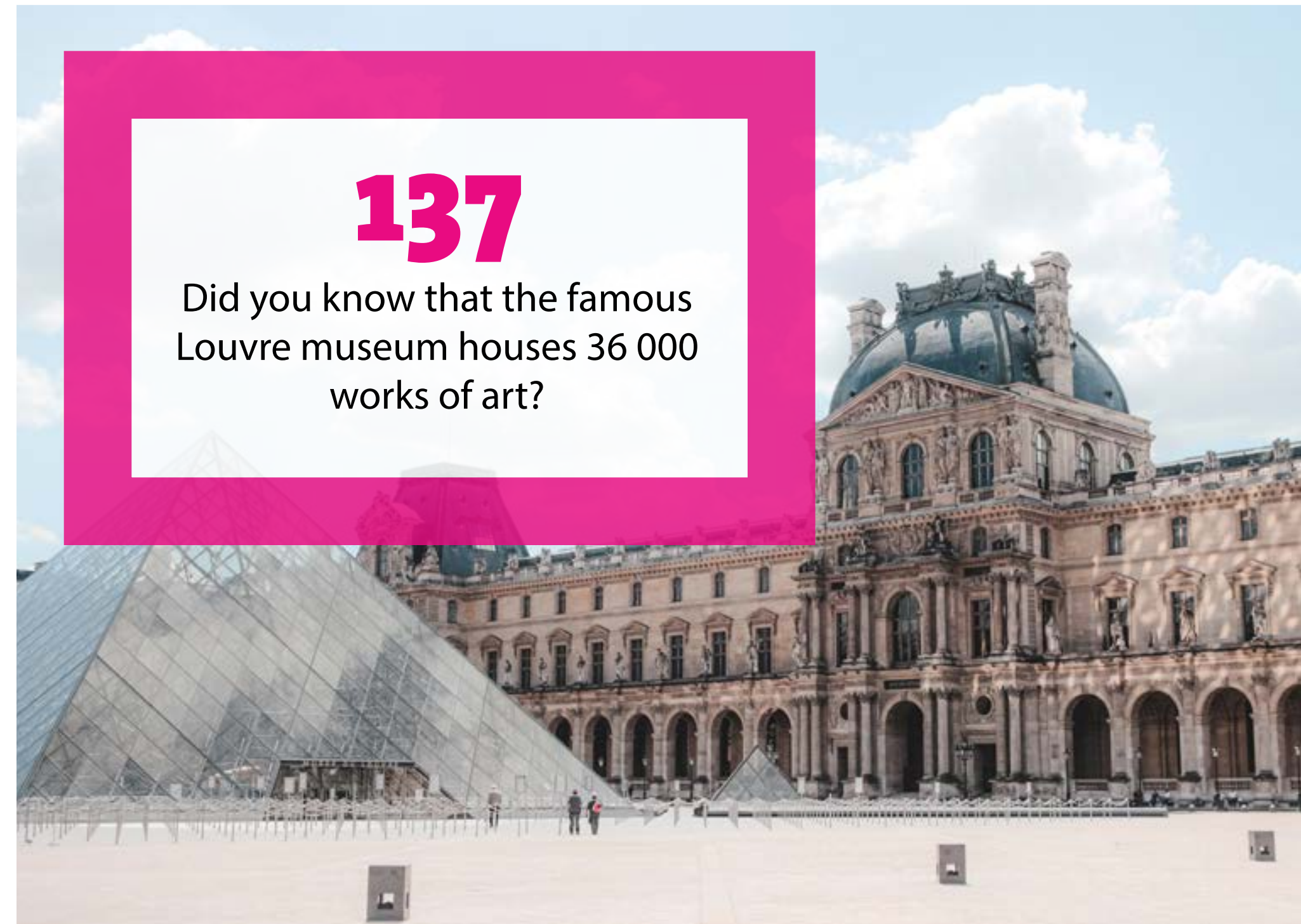
756

Bookstores. Not only do you have many book stores in Paris, but you also have 72 public libraries. You can read your book sitting in one of the 9000 outdoor terraces.



384

Metro stations. The busiest station is Gare du Nord, and the least frequented is Église d'Auteuil. There are 14 ghost stations.



137

Did you know that the famous Louvre museum houses 36 000 works of art?



1

Did you know that l'obélisque de la Concorde, located just across from ULIP (simply cross the Seine), is the oldest monument in Paris?

Find somewhere to live

Where



Familiarise yourself with a Paris map and locate ULIP

Do some research on areas / arrondissements

Decide on your priorities (space, travel time, type of accommodation...)

p.8-11

Options



Studio flat in private hall of residence (e.g. ULIP's block-booking with Nexity)

Individual private accommodation

Flat sharing

Living + working

Room or studio at Cité internationale universitaire

Private hostel for students

p.12-16

When



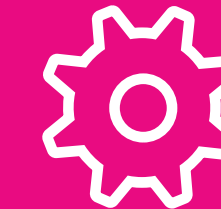
Start planning early

Apply as soon as possible for halls, CIUP or hostels

Plan to visit Paris to view flats

p.17-18

Resources



Contact the Student Services team for individual advice

Contact current/prospective students on the Facebook group

Search online on housing websites and use notice board at ULIP

p.19-22

Budget



Set-up cost: please consider that you will have to pay a deposit as well as your first month's rent and insurance

Rent can include or exclude services charges and/or taxes

Don't forget to estimate your housing benefit

p.23-26

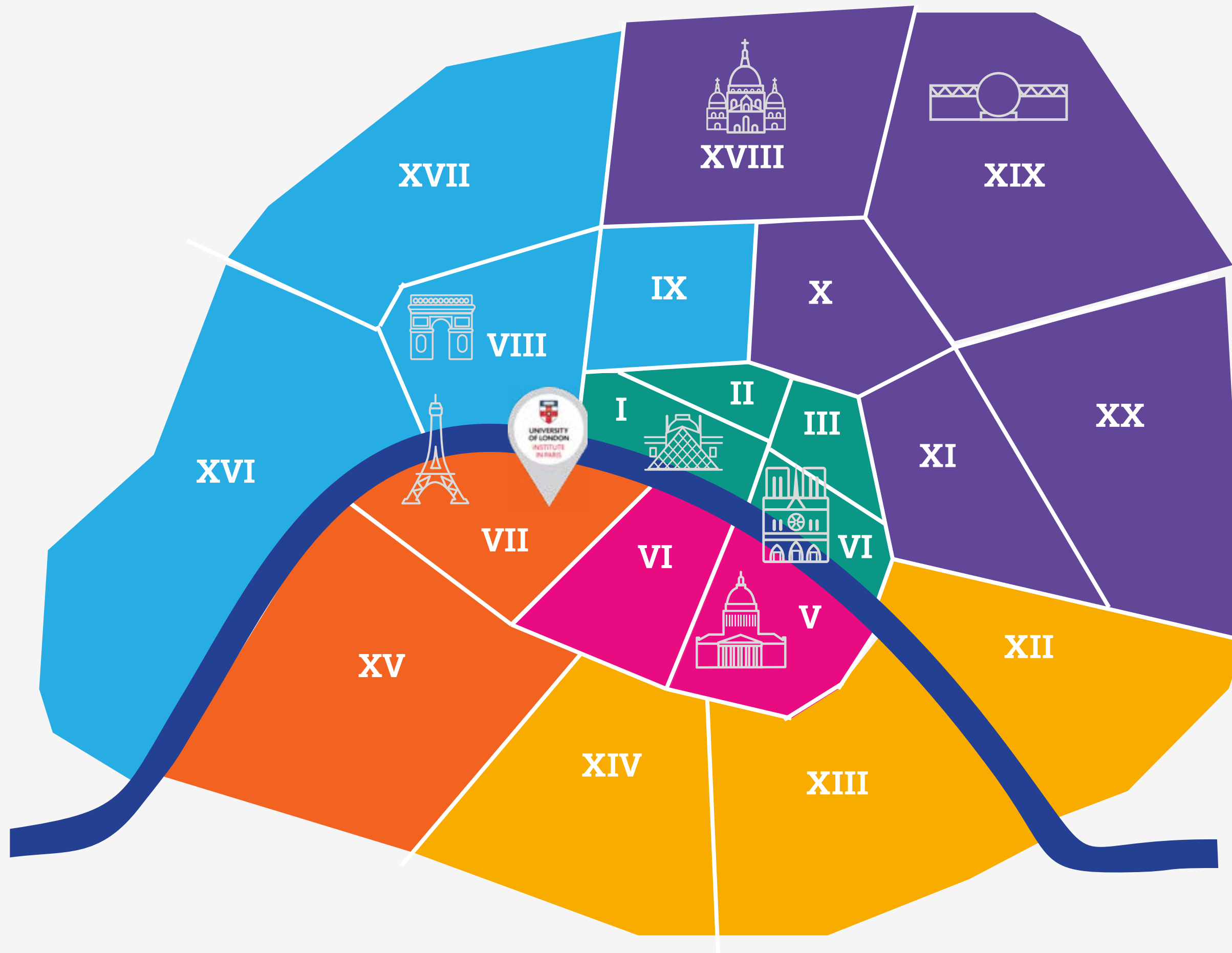
Where to live in Paris?

Paris is divided into 20 arrondissements (corresponding to the last two digits of the postcode – for example 75007 is called the seventh arrondissement).

Like any city, some areas are more expensive than others, but generally the eastern side of Paris is more suited to a student budget. Take a look at the map below.

Researching online or asking current students on our Facebook group for advice on specific areas of Paris is a good way to decide where you would like to live. It is also sensible to check out local transport links (nearest Métro or RER station or bus route), to make sure that travelling to ULIP will be convenient and that you can explore the city easily and safely.

View what is available within walking distance from ULIP



Left Bank/ Rive Gauche

South

Latin Quarter

South West

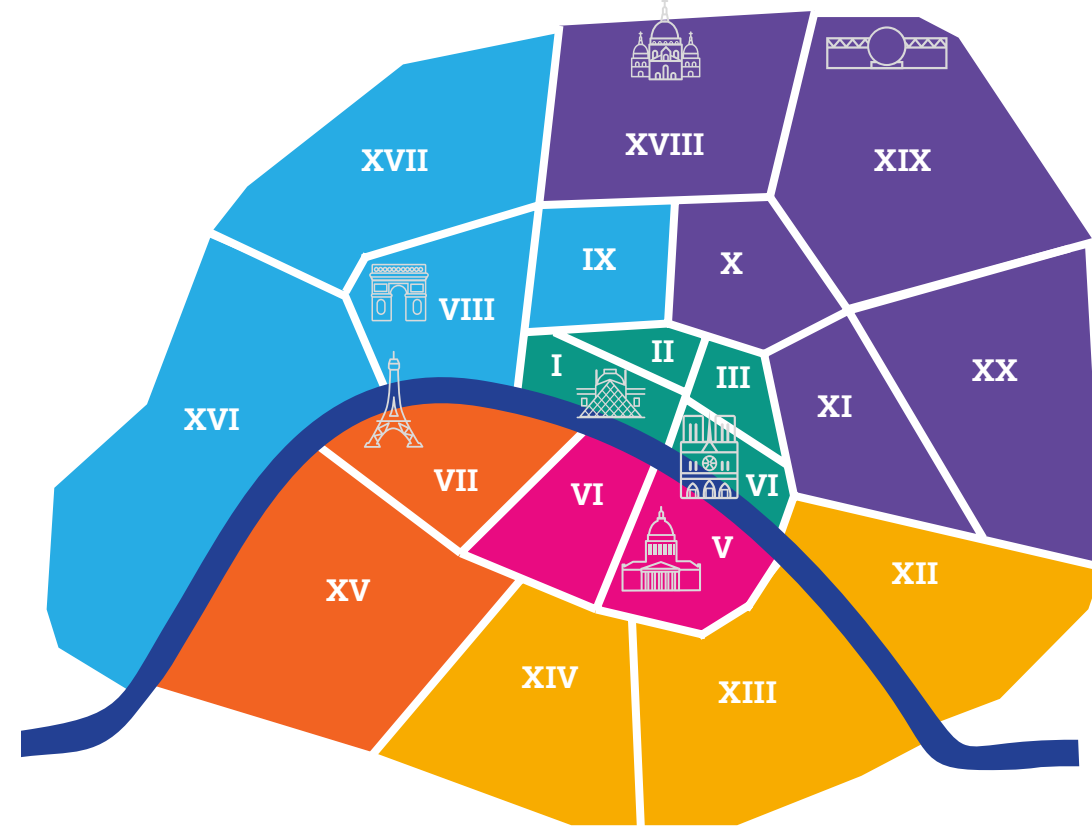
Right Bank/ Rive Droite

Historic Centre

North West

North East

Where to live in Paris?



Generally speaking, the central arrondissements (**HISTORIC CENTRE** & **LATIN QUARTER**), where many of the landmarks and hotels are concentrated, are the most expensive.

The **NORTH EAST** is usually more accessible on a student budget. This is the area which has changed the most in recent years with a very multi-cultural population and numerous cafés and restaurants.

The outer arrondissements in the West and the South (**NORTH WEST**, **SOUTH WEST** and **SOUTH**) tend to be more residential, away from the hustle and bustle of the city.

HISTORIC CENTRE

Ie: Le Louvre, Palais-Royal, Les Halles, Place Vendôme

Ile: Bourse, Bonne Nouvelle, Sentier

IIle: Le Marais, Temple, Archives, Arts et Métiers

IVe: Saint-Paul, L'Arsenal, Hôtel de Ville, Île Saint-Louis, Île de la Cité

NORTH WEST

VIIIe: L'Elysée, Madeleine, Champs-Élysées, l'Europe, Concorde

IXe: Opéra, Chaussée-d'Antin, Pigalle

XVIe: Passy, Auteuil, la Muette, Chaillot, Porte-Dauphine

XVIIe: Les Batignolles, Monceau, Ternes

NORTH EAST

Xe: Canal Saint-Martin, Gare du Nord, Gare de l'Est, Saint Denis

XIe: République, Bastille Roquette, Folie Mericourt, Nation, Saint-Ambroise

XVIIIe: Montmartre, Clignancourt, La Chapelle, Barbès

XIXe: Buttes-Chaumont, La Villette, Jaurès

XXe: Ménilmontant, Père-Lachaise, Belleville, Charonne

SOUTH

XIIe: Bel-Air, Picpus, Bercy, Reuilly, Vincennes

XIIIe: Les Gobelins, Quartier de la Gare, Maison-Blanche, Butte-aux Cailles, Place d'Italie

XIVe: L'Observatoire, Montparnasse, Petit-Montrouge, La Plaisance, Montsouris

SOUTH WEST

VIIe: Les Invalides (where ULIP is), Ecole Militaire, Saint-Thomas d'Aquin

XVe: Vaugirard, Grenelle, Javel, Necker, Saint-Lambert

LATIN QUARTER

Ve: Le Panthéon, La Sorbonne, Jardin des Plantes, Saint-Victor

VIe: Odéon, Saint-Germain, Luxembourg, La Monnaie, Notre-Dame-des-Champs



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“I love to sit in Place des Vosges on a sunny day! It’s a fairly big park slapped in the middle of boutique shops. Despite there being signs for people to keep off the grass, it’s hard not to”

Jack Kelly, BA in French Studies

How to decide?

Travel Time

The typical travel time ranges from 20 to 30 minutes on the metro, but many of our students walk or cycle! Paris is quite small, so if you feel like a challenge you can walk across Paris from North to South in just 2h15.



Accommodation type

Approximately half of our students live in flatshares, the other half are divided equally between Halls or independent housing.



Area

Students live all over Paris and inner suburbs.

Each area has its particularity, find what suits you.



Budget

The average rent for our students is in the region of 750€, however this varies a lot from one student to another, with anything between 400€ and 1200€ per month.



What are the accommodation options?

1

Renting a Studio Flat in a Private Hall of Residence(Nexity)

There are a number of private halls of residences in the Paris region, which include:

Nexity Studea

Les Estudines

YouFirst Campus

Halls usually offer small furnished studio flats, with a private bathroom and kitchenette corner. Rates start from €600 but note that these tend to be in the outskirts of Paris, sometimes quite a distance from Central Paris. Rates in more central locations tend to be closer to €900 per month.

Halls of residences often ask for a guarantor with sufficient income and will not normally accept ULIP as a guarantor.

ULIP has a special arrangement with Nexity Studéa whereby students can apply and sign the rental contract via ULIP, offering a hassle-free option for those who are considering halls. Please read the next page for more details.

2

Renting Individual Private Accommodation (studio flats or a maid's room)

The availability and price of studio flats vary greatly based on the location. You can expect to pay from €700 to €1000 or more per month for larger studio flats in central Paris. A studio would usually be self-contained and include a bathroom and a kitchen or kitchenette.

Maid's rooms or chambres de bonne (small independent rooms) are located on the top floor of apartment buildings originally intended for families with maids. They are rarely more than 10sqm, and although some have been refurbished, they can be basic so you may have to share the toilets and/or shower with other occupants. This is an affordable accommodation option ranging from €500 to €650 per month.



Nexity Hall of Residence

What is Nexity?

Nexity is a chain of private student halls. Since September 2018, ULIP has a special arrangement with Nexity, offering you a hassle-free option that will allow you to smoothly transition into the vibrant capital city of Paris. Priority will be given to new undergraduate students in the first place.

Where is Nexity located?

Nexity has several student halls of residence across Paris and its suburbs. As part of our special arrangement with Nexity, you can choose between two locations: the 12th arrondissement in Paris, or Vanves located just on the outskirts of Paris. It takes approximately 30 to 35 minutes from the university on the metro from either location. If you prefer a quieter environment, you may consider the Vanves locations. If you prefer to be near a livelier neighbourhood, you may consider the location in the 12th arrondissement. You can specify your preference, however please note that the apartments are allocated on a first come first serve basis. Please view our dedicated Nexity web page for further information:

london.ac.uk/institute-in-paris/student-life/accommodation-paris/nexity-studea

What type of accommodation is offered?

Flats are fully-furnished with a private bathroom and kitchen corner. Two types of flats are available at the Paris location. Type A flats are 16sqm at a monthly rent of £750 and Type B flats are 22 sqm flats at a monthly rent of £840. At Vanves, the flat are 18 sqm with a rent of £730. Rent will be paid in pound sterling to the University of London every month and will include electricity, water, internet connection and housing insurance.

How can I apply?

You will receive further information and instructions in May with a template of the lease. You will then need to set-up an account with UoL and then confirm your booking by paying a booking fee in early July. For further information please email contact@ulip.lon.ac.uk.

What are the accommodation options?

3

Flat Sharing (colocation)

Parisian landlords can be reluctant to let their properties to groups of students but it is one of the most popular solutions amongst ULIP students.

The average monthly cost ranges from €500 and €800 per person.

Websites that specialise in flat-sharing:

**Many students rent through this website but note that the quality of the flats listed can vary from one location to another. We recommend that you check with the SU via the Facebook group*

4

Living + Working Arrangements

Working for your landlord offers advantages as this gives you access to reduced (or sometimes free!) rent.

Flats are generally in good repair and if the landlord/family are French speakers it is a great way to practice your language skills.

Landlords could offer accommodation free of charge, or a reduced rent, either within their flat or in an independent studio or chambre de bonne. This might be in exchange for English lessons, housekeeping or baby-sitting.

It is also possible to live with a host families with no working arrangement. Please note however that the cost may vary depending on the meals option and the administration fee. The following agencies are specialised in homestays:

What are the accommodation options?

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Our flat was handed down to us by ULIP students making the whole thing nice and straight forward! Flat sharing is a great way to make friends and feel at home in Paris.

Frances McLoughlin,
BA Graduate

5

Other

Although applications from postgraduate students have priority, undergraduate students may also apply for a room or a studio in the Cité Universitaire complex, subject to availability. Prices in the Collège franco-britannique range from €581€ à €661 per month for a single room.

For more information visit www.ciup.fr/en/houses/applying-for-housing/

Renting a room in a private hostel for students

Hostels are often in central Paris and are a cheap option for this prime location. Single and double rooms are available and meals are served in a refectory. Places are in demand, so we recommend that you contact them well in advance and you need to apply directly to the hostel that you are interested in. Hostels often have a Catholic or Protestant affiliation but places are not allocated on the basis of your religion.

For more information and contact details visit (do not hesitate to investigate others):

Union Nationale des Maisons d'Etudiants

The Foyer Universitaire du Dôme (girls only), has a good reputation

Accommodation Options Overview

Hall of residence

- Compromise between independence and structured environment
- Prices increase as you get nearer central Paris
- Apply early
- Resources:
nexity-studea.com
estudines.com
campus.youfirst.co/fr
adele.org
- Price range:
from €600-€900/month

Independent housing

- Central locations
- Good if you like being independent but can get lonely
- Studio = self-contained with bathroom and kitchenette
- Chambres de bonne = small independent rooms on the top floor, many have shared toilets and/or shower
- Resources: ULIP Facebook group, agencies, noticeboards
- Price range:
from €500 - €1000/month

Flat Sharing

- Popular option among ULIPers
- Generally cheaper than a private studio
- Need to choose flatmates who share your lifestyle
- Resources:
[ULIP Facebook group](#)
appartager.com
lacartedescolocs.fr
room4talk.com
- Price range: from
€500 - €800/month per person

Living + Working Arrangements

- Opportunity to work in exchange for reduced rent
- Great way to improve spoken French
- Flats in good state of repair
- Resources:

Noticeboards
- Price range:
free - €500/month

Other

- Cité Internationale Universitaire
 - Mostly PG students
 - Apply early
 - Price range: start at €540/month
- Private Hostel
 - Usually for women only
 - Strict house rules
 - Apply early, central location
 - Price range: from €500/month

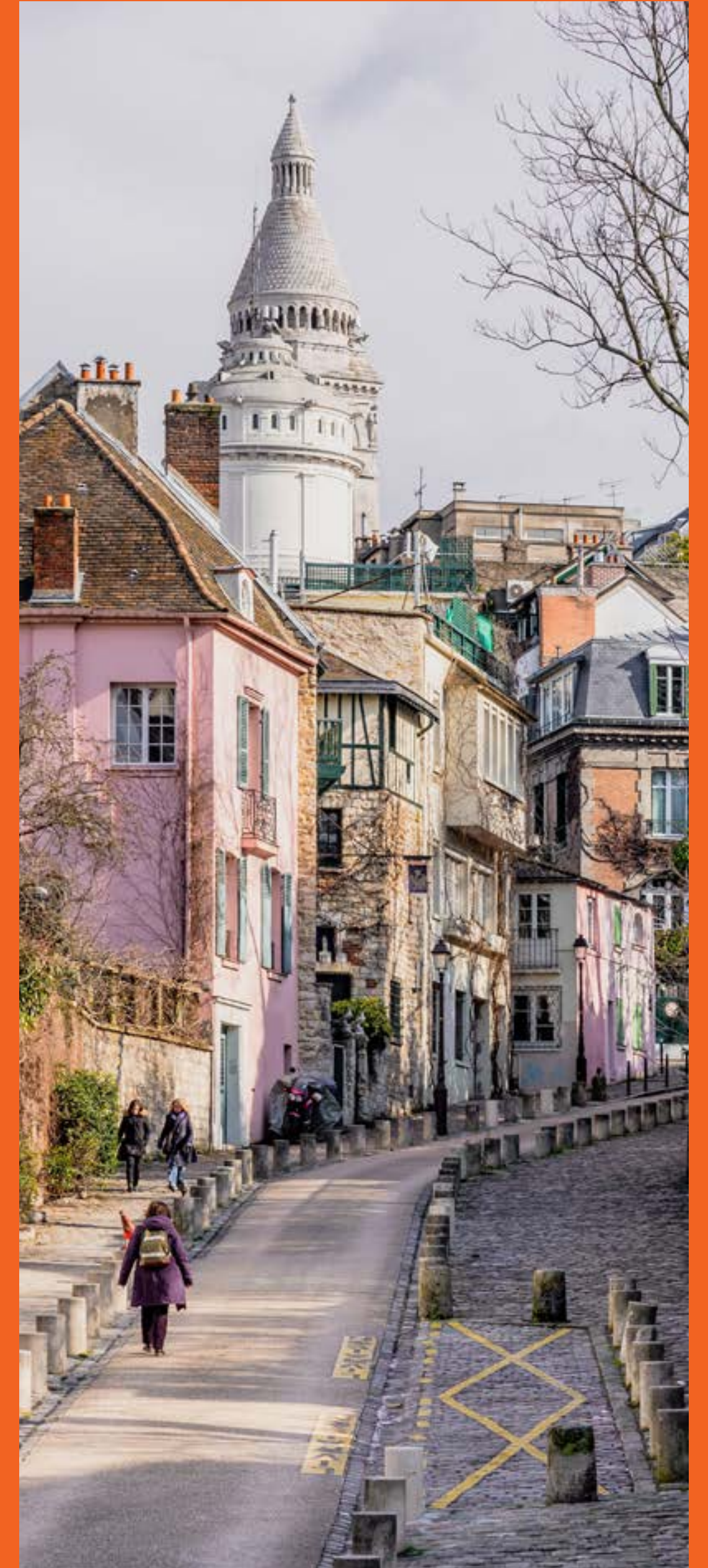
When to look?

If you are looking for accommodation in a hostel, a hall of residence or the Cité Internationale Universitaire de Paris, we recommend that you apply months in advance. In regards to ULIP's block booking with the Nexity residences, offer holders will be kept informed of relevant deadlines.

For other options, it is a good idea to start researching your options online as soon as you have accepted an offer. We then recommend that you travel to Paris to view accommodation. Try to give yourself plenty of time to explore options and inspect them properly, we suggest five days at least.

You'll need somewhere to stay whilst you look for accommodation. Here are some options for short visits: Information on affordable short-stay youth hostels, organisations and hotels is available on

For short stay rental accommodation:





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Our Students' Union has set up a Facebook group to make it easier for you to get in touch with current students. It's a great way to get advice and recommendations on accommodation.

Claire Miller-Bersoullé, Head of StudentServices

Resources



Word of Mouth

Most of our new students find their housing by getting recommendations from current ULIP students.

This is a good method and reliable, because you can get invaluable information on the landlord, the neighbours, the general safety of the area, and the soundness and suitability of the property.

Visit the student group on Facebook to contact current students:



Accommodation Website

Housing offers can be found on the following websites:



Useful addresses

American Church – posts accommodation ads on their notice board every morning just a ten minute-walk from ULIP.

65 quai d'Orsay, 75007 Paris

C.R.O.U.S. (Centre Régional des Œuvres Universitaires et Scolaires de Paris)

39 av. Georges Bernanos, 75005 Paris

The Paris Visitors Bureau - Provides information on student hostels, youth hostels, hotels and furnished flats.

25 rue des Pyramides, 75001 Paris

Important Advice

Whilst most people you deal with will be reputable, there are unfortunately some common scams to be aware of. Unless the source is reliable, we strongly recommend that you...

- Do not pay any agency fees before you've visited a property and signed the contract.
- Try to visit a property in person, as photos and advertising can be deceptive!
- Unless you're using a reputable agency/online platform, do not make any payments to book or reserve a flat in advance of seeing it. This includes 'secured' cash deposits at the Post Office or Western Union as this is a common internet scam.
- Never pay an agent for showing you around a property, or selling you a list of 'housing offers'.

Resources



Accommodation Agencies

Although agencies charge a fee they are worth considering, especially if you are thinking of staying in the same flat for a long period. Dealing with a high-street agency will also offer basic legal protection that can be helpful and give you peace of mind.

The following agencies have been recommended by former students:

Other reputable agencies include:

Understanding French property advertisements

- **Loyer** = Rent
- **Garant** = Guarantor
- **Charges locatives** = Service Charges
- **Caisse d'Allocations Familiales (CAF)** = Financial support
- **Taxes d'habitation** = Council tax
- **Dossier** = file, in this case containing the documents listed on the next page
- **Proprio = Propriétaire** = Landlord



Chambre de Service / Chambre de bonne

is located outside the main apartment. A "Chambre Indépendante", on the other hand, is an independent room located inside the apartment with access to its own bathroom/toilet.



CC= Charges comprises

Loyer CC, charges comprises means that rent includes service charges.

TTC= Toutes Taxes Comprises

Loyer TTC, means that rent includes all taxes, including utility bills and services charges. If charges are excluded -> HT, Hors taxe.



Studio apartment

has a main room with a kitchenette, and bathroom/toilet. A flat described as "T1" or "F1" has a separate kitchen.

T or F + # = # Rooms

T or F followed by a number (F2, F3, etc) indicates the number of rooms (living room + bedrooms), not including bathroom, kitchen and toilet.



Ancien

meaning old, all properties built before 1948 are classed as 'old'.

Récent

meaning recent, all properties built after 1948.

Etat neuf

meaning "as new", all properties built after 1948.



Kitch

refers to kitchenette in a corner of the main room, not an actual kitchen.



Vide ou Meublée

Meaning unfurnished or furnished apartment respectively, which may have an impact on price and lease details.

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ULIP can act as a guarantor for ULIP students if your landlord wants a guarantor based in France. Please contact us if you need more information.

Olivia Garreau,
Administrative Assistant

How to prepare a dossier

When looking for apartments, the agency or landlord may require a *dossier* which is a file consisting of the following elements:

A photocopy of your ID (carte de séjour, passport, etc.)

Proof of student status (e.g. pre-enrolment certificate from ULIP)

Documentation from your guarantor (please view information on the right)

You might need the last three receipts of rent payment from your last landlord, whether or not that rental was in France

Guarantor

Depending on the type of accommodation you are looking for, a guarantor (*garant* or *caution*) will almost always be required. The guarantor must agree to pay your rent and charges if you do not pay.

If they do not accept ULIP as a guarantor, your guarantor will have to provide the following documents, which you are advised to bring with you when visiting flats:

Copies of the three most recent payslips or latest tax return

Proof of address (copy of latest utility bill)

Copy of ID card, passport or driving licence

Copy of employment contract or letter from the employer

Apartment Inspection

It is very important to inspect a property thoroughly before you sign a lease.

We recommend you take pictures of the property before you move in as proof. You must be sure to note obvious problems in the accommodation.

Whenever possible, we recommend that you take someone else with you; it's always nice to have a second pair of eyes!

Plan your budget

The damage deposit

The landlord will usually ask for a damage deposit (dépôt de garantie), usually equal to one or two months' rent (excluding charges) in a furnished flat.

When you move out of your accommodation, if you have not caused any damage and have paid all outstanding bills, your deposit should be returned to you within two months.

However, your landlord will be entitled to keep the deposit if you leave before the arranged date without giving sufficient notice.

Rent (Loyer)

Rent in Paris is more or less the same as in London, and higher than in many other cities.

If you are looking for independent accommodation you should budget for between €500 and €1000 per month depending on the option you choose.

Rent is usually payable monthly, at the beginning of each month. The rent is due in full at the start of the month, even if you move out before the end of the month (unless you have a special arrangement with your landlord).

Always ask for a rent receipt, called a quittance de loyer, which your landlord has to provide free of charge.

Service charges (Charges locatives)

On top of rent, you might have to pay your landlord an extra amount called charges locatives.

This corresponds to the sum that the landlord has to pay for general building maintenance and routine repairs; for the lift, caretaker and other services; and for taxes and various local services.

Always check whether the agreed rent includes or excludes charges. If you are paying a service charge make sure you know exactly what it covers.

Additional costs

Insurance

Household insurance is compulsory. All properties must be insured against water damage, fire and explosion. You may be asked by the landlord to hand in a certificate proving you insured the property. Household insurance can be taken out with specialist companies such as [MACIF](#) or [AXA](#), or through your bank.

For housing insurance, there are a lot out there, but not many with English interfaces. You could have a look at the ones below. You'll need to see which plan best suits your needs depending on your housing situation and belongings (IT equipment might be excluded from basic package for example). Some insurance renew automatically unless you cancel 1 to 3 months in advance and some don't, so make sure you understand what you are signing up for and what happens at the end of the contract.

Council (local) and TV taxes

All tenants are required to pay a council tax (taxe d'habitation) for the flat they are renting on 1st January. This is payable in full in November, even if you moved out in the spring or summer.

Sometimes (although this is quite rare) landlords will include the taxe d'habitation in the rent and pay it on your behalf. It is important to check with your landlord whether this is the case, and if not, how much the tax is likely to cost so that you can include this in your budget.

If you have a TV in your flat you will also have to pay a TV licence fee (redevance TV), which has to be paid at the same time as the council tax.

Further information on council tax can be found at

Please note the Council tax has been reviewed since 2020 and in 2022, students with no or low income should get full exemption. To benefit from this exemption students will need to declare their 2021 income in France in Spring 2022.

Other living costs

Always check exactly what is covered in your service charges, as you may need to pay for additional utilities such as heating, electricity or water.

Other living costs such as transport and an allowance for food and social activities should also be considered when you are planning your budget.

Housing benefit for students (allocation logement)

If your name is on the lease, even if you are only spending part of the year in Paris, you are likely to be entitled to financial support from CAF (Caisse d'Allocations Familiales).

Please note that you get housing benefit the month following your application, and the amount you get depends on the type of accommodation and the area, so please keep this in mind when budgeting. In central Paris, students can receive up to €228 per month for a studio (private sector or halls of residence), €134 per month for a flatshare or homestay and up to €106 per month for a single room at the Cité U or in a hostel.

Housing benefit can be estimated via the CAF website:

Example student budget

We recommend that you calculate your set up costs and estimate your on-going monthly budget to ensure that you can live comfortably in your new student accommodation. This is a mid-range budget for someone moving into a studio with a rent of €750 rent (without CAF benefit).

SET-UP COSTS

Deposit (up to two months)	€1500
First month's rent	€750
Insurance annual	€70
TOTAL	€2320

MONTHLY BUDGET

Housing	€750
Bills	€45
Food and drink	€250
Public transport	€39
Entertainment & leisure	€150
TOTAL	€1234

Need help?

Contact us between 9.15am-1pm, 2pm-5pm
(Paris time) via:

tel: +33 (0) 1 44 11 73 83/76/94

email: contact@ulip.lon.ac.uk

web: london.ac.uk/institute-in-paris

Next Steps

Once you have found your apartment, don't forget to look at our Housing Guide which is accessible online:

london.ac.uk/sites/default/files/ulip/housing_guide.pdf

University of London Institute in Paris

9-11, rue de Constantine

75340 Paris Cedex 07

The information given in this guide is correct at the time of going to press (April 2021). The University of London Institute in Paris reserves the right to modify or cancel any statement in it and accepts no responsibility for the consequences of any such changes.

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Icons: Paris monuments on map p.8 & 9 (Louvre, Eiffel Tower, Notre Dame de Paris, Panthéon, Arc de Triomphe, La Villette City-of-sciences) by la-fabrique-créative from Noun Project, Word of mouth icon made by Freepik from Flaticon (p.19), Website icon made by Freepik from Flaticon (p.19), Company icon made by Eucalyp from Flaticon (p.20)