



La Maison
Internationale



Accommodation guide

2024-2025 edition

Accommodation is one of the major concerns in the life of a student: **looking for a place to live that is close to campus within a limited budget.**

There are **many different accommodation options** out there: living alone, flat-sharing, lodgings and university residences, whether for short or long stays. This accommodation guide provides an **overview of possible solutions** to help find the right accommodation for you.

In addition, the Maison Internationale works with various departments at the University of Lille to **offer you assistance** with all of the other questions linked to accommodation (legal aid, mediation).

This is **not an exhaustive list** but rather lays out possible options. Don't hesitate to get in touch for more information:

 maison-internationale@univ-lille.fr

 03 20 43 44 07

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I. THE UNIVERSITY'S ACCOMMODATION PARTNERS

1) CROUS - international

Living in a University residence is a choice made by many students. **Rent is affordable** (€200 on average), all Crous accommodation is **eligible for personal housing benefit (APL)** and **exempt from housing tax**. Due to the high demand for this option, the chances of being accepted are limited, and you are advised to plan for an alternative solution just in case.

- Crous Nord Pas-de-Calais : <https://www.crous-lille.fr/>

International students not on an exchange programme (freemovers) can apply for a room in a Crous University residence **beginning from mid-July**. This process is fully electronic and can only be done via trouverunlogement.lescrous.fr

Contact: service.international@crous-lille.fr

2) Lokaviz

Lokaviz is a platform that is managed by the **Crous** and lists **private accommodation offers** (rooms, studio apartments, apartments and flat-sharing) across France. The Lokaviz label is a guarantee for students that the quality of the accommodation will be adequate and reliable. Users can post and consult private student accommodation offers free of charge.

The Lokaviz label reflects four main criteria:

- The amount of the rent, charges and any services provided,
- Quality in terms of the regulations on decent accommodation and the energy efficiency of buildings,
- Respect for best practices in terms of landlord-tenant relations,
- Location, taking into account proximity to higher education institutions and sports & cultural facilities, as well as journey times by public transport or bike.

<https://www.lokaviz.fr/home/>

3) Studapart

Studapart is now the online accommodation service for more than 150 of the most prestigious schools and universities in France. This **platform is directly linked to the University of Lille and offers various solutions to help students find accommodation**.

So make the most of this dedicated offer specifically for students. Finding accommodation in metropolitan France has never been easier!

Studapart will act as your guarantor, making sure your rent is paid!

Usually, to find accommodation in France, the tenant demands a guarantor who is a resident in France. And so the University of Lille decided to work in partnership with this platform to allow you to:

- **Gain access to accommodation without the need for a French guarantor**
- **Reserve your accommodation with just two administrative documents: ID and proof of university admission**
- **Complete your reservation online**

A multilingual (French, English, Spanish, Italian and Mandarin) team of support staff is on hand 6 days a week to help you find accommodation. Don't hesitate to contact them at +33 (0)1 80 92 01 or booking@studapart.com
<https://www.studapart.com/fr>

4) AFEV / KAPS

Kaps (*Kolocations A Projets Solidaires*) is a scheme managed by AFEV (*Association de la Fondation Etudiante pour la Ville*) and gives students the opportunity to share accommodation with others and engage with the residents of working-class areas. Through solidarity initiatives for and alongside their neighbours, "Kapseurs" are in a position to promote mutual tolerance.

Kaps accommodation options are intended for young people keen to get involved and experience complete immersion in their neighbourhood, as both volunteers and residents. Motivation is the primary selection criterion to be part of this experience.

To be accepted in a Kaps, you must:

- Be a student or on an alternating work/study scheme;
- Be aged 18 to 30;
- Be available 5 hours a week on average, from September to June.

How to apply:

Simply fill in the registration form available at <http://rejoins.afev.org/kaps/>. Once your application has been received, Afev will get in touch to invite you to an informative meeting. Individual interviews are then held to select successful candidates.
<https://afev.org/>

5) Livin france

Your administrative one-stop shop!

Simplify all of your administrative formalities by registering on the online platform, Livin France. Once you've registered, this one-stop shop will enable you to monitor and manage all the accounts you need for everyday life in France.

<https://lavin-france.com/>

6) Student Place

Student Place is a platform that allows you to find accommodation with partner agencies, landlords or international students who are leaving their accommodation.

<https://student-place.com/>

II. BEFORE YOUR ARRIVAL IN LILLE – accommodation solutions

1) Youth hostels

Booking a bed in a youth hostel is a temporary solution often taken up by students before they arrive, as it gives them the time they need to find definitive accommodation. Youth hostels always have a great atmosphere, perfect for meeting other people. They also have kitchens and all the modern comforts, and breakfast is often included.

- Auberge Stéphane Hessel: <https://www.hifrance.org/auberges-de-jeunesse/lille-stephane-hessel/>
- People Hostel: <https://www.thepeoplehostel.com/fr/lille>
- Eklo Hotels: <https://www.eklohotels.com/fr/dormir>

2) Hostels / student homes

These are managed by associations and in some cases religious institutions; they offer individual or shared rooms, with full or half board options, as well as laundry facilities and study rooms. They are sometimes mixed but often confined to same-sex youths. They sometimes follow a certain schedule like boarding schools, with set mealtimes or curfews.

They host students for short or long stays. Reservations can be made by contacting the facility independently, as each one has its own specific admission criteria.

Find out more to decide whether this type of accommodation option is suitable for you.
www.unme-asso.com

3) Airbnb

This **website** always has thousands of accommodation options available for reservation. Whether long or short stays, alone or with others, you will find accommodation for every budget.

<https://www.airbnb.fr/a/stays/Lille-Hauts-de-France-France>

4) Hotels

As a last resort, you can always book a hotel room from any of the usual websites, including two of the most well-known:

<https://www.booking.com/index.fr.html>

<https://www.tripadvisor.fr/Hotels-g187178-Lille-Nord-Hauts-de-France-Hotels.html>

III. AFTER YOUR ARRIVAL IN LILLE – Accomodation solutions

A. STUDENT RESIDENCES

1) Reeflex

The REEFLEX residence is part **international residence and part hotel residence** and meets the needs of students, overseas exchange students and guest researchers looking for short or medium-term accommodation (from a few nights to a few months).

This type of accommodation is usually booked by the research laboratory involved and the International Relations Department of the University of Lille. Occasionally, accommodation is made available online.

For more information, please contact:

reeflex@univ-lille.fr <https://reeflex.univ-lille.fr/>

2) Private residences

A private student residence is one that is **managed by a private operator and so does not fall under the CROUS**. They suit the needs of students and are located near the University campuses, schools and public transport. These residences generally offer high-end services at higher rates. **Students may be able to benefit from personal or social housing benefit (APL or ASL) depending on the residence.**

The facilities available in private residences vary from one to the other, but generally include: laundry room, relaxation area, gym, superintendent, parking, breakfast, cleaning services...

Nexity Studéa

<https://www.nexity-studea.com/locations-etudiantes/lille>

<https://www.nexity-studea.com/>

Appart'City

<https://www.appartcity.com/fr/offre-etudiante.html>

Logifac (Valenciennes)

<https://www.logifac.fr/residence/la-residence-city-etudes-valenciennes/>

Les Estudines

<https://www.estudines.com/residence-logement-etudiant-lille-6.html>

Les belles années (Lille – Roubaix)

<https://www.lesbellesannees.com/residence-etudiante-lille>

Fac-habitat (Lille-Loos)

<https://www.fac-habitat.com/fr/residences-etudiantes/ville-98-lille-loos>

Suitétudes (Valenciennes)

<https://www.uxco.com/fr/logement-etudiant/aulnoy-lez-valenciennes/16/lucien-jonas/>

Néméa Appart'Etud

<https://www.nemea-residence-etudiante.com/france/location-nord-pas-de-calais-31.html>

B. PRIVATE ACCOMODATION, LIVING ALONE OR FLAT-SHARING

NOTE : Since March 1st 2020, rents have been regulated in Lille, Hellemmes and Lomme. You can check if the rent complies with the regulations : <https://encadrement-loyers.lille.fr/>

1) Real estate agencies & accommodation websites

Many websites and real estate agencies post rental offers online. Here are some of the most well-known:

https://www.leboncoin.fr/locations/offres/nord_pas_de_calais

<https://www.paruvendu.fr/immobilier/logement-etudiant/lille/>

<https://www.pap.fr/annonce/locations-appartement-lille-59-g43627-studio>

BEWARE OF SCAMS! Offers posted may be fraudulent.

2) Social housing

Social accommodation (HLM) is means-tested. Waiting times can be very long, with some people having to wait years before being granted accommodation. This means applications should be made as early as possible; a single request is made and then renewed each year, indicating in the form that the request is for student accommodation.

Once validated, a unique registration number is issued to you and you are automatically entered into the national system for social housing applications, which can then be seen by all social housing providers who have accommodation in the areas requested.

www.demande-logement-social.gouv.fr

3) Lodgings and inter-generational accommodation

Affordable or even free accommodation in exchange for companionship for someone in need: inter-generational accommodation, still relatively unknown in France, brings people from different generations together (students and pensioners/single-parent families).

In most cases, there are three distinct options:

- **Rooms free of charge**, where the young tenant agrees to be present in the evenings and help the elderly person with certain tasks (shopping, taking out the bins, cooking, etc.).
- **Rooms for a modest rent**, where the student is free to manage their time as they wish but agrees to regularly keep the elderly person company to help them with specific tasks.
- **Rooms for a "traditional" rent**, where the student is completely free and independent.

4) Cohomly

CoHomly is a platform that puts families in contact with students. Accommodation is offered in return for certain services (a few hours per week) and a financial contribution. Registration on the website costs €14.99 per month, and there is no minimum subscription duration.

<https://cohomly.com/>

5) Toitchezmoi

ToitChezMoi is a scheme that allows people with an available room and in need of services either for themselves or for loved ones (maths lessons or other educational support, babysitting, small chores, etc.) to find suitable applicants with skills they can offer in return for accommodation. It's a win-win transaction which not only offers rich social encounters but benefits each party with complementary services.

<https://www.toitchezmoi.com/pages/colocation-intergenerationnelle/>

6) Generations et cultures

Inter-generational flat-sharing: *Générations et Cultures* matches compatible profiles. Student rents between €210 and €250 + a subscription of €20.

www.generationsetcultures.fr and contact@generationsetcultures.fr

61 rue de la Justice, Lille. Tel: +33 (0)3 20 57 04 67

<https://www.generationsetcultures.fr/>

7) Ensemble2generations

« ensemble2générations » was founded in order to face both the shortage and high cost of student accommodation and the loneliness of an ever-increasing population of senior citizens. You can be an apprentice, an intern, a trainee, a young worker, this intergenerational housing solution is also for you! You just need to be under 30 years old. To find out all about the formulas, read testimonials and register online :

dunkerque@ensemble2generations.fr

lille@ensemble2generations.fr

<https://ensemble2generations.fr/>

C. SOCIAL MEDIA

The use of social media, Facebook in particular, is a solution that is becoming increasingly popular.

“Groups” are created to bring together landlords and tenants looking for accommodation. These are often specific to the city in which the accommodation for rent is located.

Students are already accustomed to using social media, which tends to make them more confident in their search. Dialogue between landlords and applicants is also made easier, with each party able to find information about their interlocutor.

D. FARM ACCOMODATION

Campus Vert is an association that offers student accommodation on farms.

The aim is to bring them low-cost accommodation near their place of study in a pleasant and calm environment. For the farmer, this rental agreement is an attractive source of regular additional income. It's also an opportunity to teach others about life on the farm.

If you are interested in this type of accommodation, simply fill in an application directly on the Campus Vert website, and a representative will get back to you within 24 hours. You will then be put directly in touch with landlords affiliated with the Association.

<https://campusvert.com/>

IV. DEPOSIT AND GUARANTOR

A **guarantor** must be solvent (with sufficient income), a natural person (family member, friend, third party) or legal entity (company, bank, association) who agrees to guarantee the tenant's rent. Their role is to pay the rent should the tenant be unable to do so.

1) Visale

Has your landlord asked you for a guarantor (to pay your rent should you be unable to do so)?

Visale is a simple system that reassures landlords. It's an alternative to asking a parent or a bank to serve as guarantor and can be put in place in agreement with your landlord. **Action Logement will act as guarantor, free of charge, for your future landlord throughout the duration of your lease** in private accommodation, private student residences or Crous-run university residences, as well as Habitat Jeunes residences and other types of accommodation. **The Visale guarantee is available to ALL young people aged under 30, regardless of their personal situation.**

<https://www.actionlogement.fr/la-garantie-visale>

2) Loca-pass

LOCA-PASS offers free assistance in the form of a zero-interest loan to finance all or part of your deposit (1 month's rent not including charges, with an upper limit of €1200) when the time comes to sign your lease. It must be repaid within 25 months (minimum monthly instalments of €20).

You can benefit if:

- You are aged under 30
- You're on a professional training course (apprenticeship or vocational training),
- You're a student employee and can provide proof of:
a fixed-term contract of at least three months valid at the time of your request,
one or more fixed-term contracts for a combined duration of at least three months over the six months prior to your request,
or an internship agreement of at least three months active at the time of your request,
or your status as a recipient of a French state grant.

If you are part of an alternating work/study scheme, you can apply for **Mobili-Jeune**, a grant of between €10 and €100 per month to help pay your rent (can be combined with LOCA-PASS).

NB: your application must be made online no later than 2 months after taking up your lease. Check your eligibility here: <https://locapass.actionlogement.fr/>

3) Cautioneo

Cautioneo is an organization that can act as your guarantor. This can be set up in less than 24 hours. The monthly subscription costs €15.90.

<https://www.cautioneo.com/>

4) Bank guarantee

In the case of a bank guarantee, **the bank agrees to act as guarantor for the tenant in exchange for the deposit of a sum of money equivalent to several months' rent into an account that is then blocked.** The money can be unblocked at the landlord's request in the event that the tenant fails to pay the rent.

NB: not all banks offer this service, so it is important to discuss this with your banking adviser when you begin looking for accommodation.

<https://www.capitaine-banque.com/actualite-banque/comparateur-de-services-bancaires/>

<https://www.l lynx.fr/finance/banque/comparaison/>

<https://www.panorabanques.com/comparatif-banque>

V. AIDES FINANCIERES DU LOGEMENT

1) APL – ALS

Overseas students, like all other students, are entitled to [housing benefit](#). The only additional document they must provide is their residency permit, which must be valid for more than four months and for the current academic year.

This measure is applicable to all foreign nationals, including those from Europe.

NB: you don't need to wait until you have received your definitive residency permit to send in your [ALS](#) or [APL](#) application (it can take more than three months to get one!): Send your incomplete application to the CAF, and then a copy of your residency permit once you receive it.

Need some help? Come to the Maison Internationale or log into your LIVINFRANCE account

<https://university.livin-france.com/univlille/register?v1Redirect=true>

VI. HOUSING INSURANCE

All tenants must have house insurance, regardless of the type of accommodation in which they live.

There are many insurance companies who can provide protection for you and your accommodation, so you should compare the different student offers to choose the best one.

Costing from €5 to €15 a month, depending on the insurance company, house insurance for students includes tenant liability, coverage for assets and personal belongings, civil liability, protection against bodily injury and assistance.

Some advice: make sure all your flatmates take out a policy with the same insurer to avoid any conflict of liability between insurers in the event of a problem.

<https://www.service-public.fr/particuliers/vosdroits/N44>

<https://www.lesfurets.com/lp/habitation/comparateur-assurance-habitation>

<https://www.assurecompare.fr/assurance-habitation/>

<https://www.lecomparateurassurance.com/86934-devi-habitation/86521-habitation>

VII. OTHER PROCEDURES RELATING TO ACCOMODATION

1) Electricity and gas contracts

If you're living in private accommodation and your rent doesn't include water, gas and electricity charges, you will be required to activate an individual meter in your name.

In France, you are **free to choose your electricity and gas provider**: to get the most out of your student budget, **compare the different offers** and choose the cheapest one.

There are several electricity and gas suppliers on the market. To help you choose, the government has set up a comparison tool : <https://comparateur-offres.energie-info.fr/compte/profil?profil=particulier>

Your electricity costs will depend on your usage and will vary according to several factors:

- Whether or not you live alone;
- Whether or not your cooker is electric;
- Whether or not you use a washing machine;
- Whether your electrical appliances (TV, computer, air conditioning, etc.) are certified.

In general, your monthly electricity bill will be between €30 and €60.

Here are the most popular energy providers:

<https://particuliers.engie.fr/>

<https://total.direct-energie.com/>

<https://www.edf.fr/>

2) Internet providers

It's not always easy for students to choose their Internet provider. In practice, there are two important questions: the cost of subscribing and the need for a minimum-duration contract. Many students don't yet know how long

they will be staying in their accommodation. For some, it might be no longer than 9 months, as long as the academic year. And so a home Internet connection that requires them to sign a contract is problematic since the usual minimum duration is one year.

Thankfully, there are now offers particularly well-suited to students. Those who are sure they will be staying in their accommodation longer than a year can look to the low-cost home Internet providers, while those looking for complete freedom can turn to contract-free options (sometimes more expensive).

To find the best deal to match your criteria, it's best to compare:

<https://www.mezabo.fr/>

3) Activating your water meter

If you choose a collective accommodation option (Crous, student residence or hostel), you almost certainly won't have to worry about the administrative procedures for your tap water. It is sometimes recommended to read the water meter when settling in to avoid any disputes with the former occupant.

If you're moving into private accommodation, you will have to contact the supplier responsible for drinking water in your area (Iléo or Noréade).

Expect to wait around 10 working days for your meter to be activated, which costs an average of €35, depending on the company responsible for drinking water.

VIII. ACCOMODATION SCAMS

1) The scams

Fraudulent ads, exorbitant rent, fees payable upfront ... accommodation scams are a reality and can ruin your year at university.

For accommodation with peace of mind, here is some **advice to be followed closely**:

- Don't jump at the first ad you find;
- Be wary of photos, visit in person;
- Don't rent something smaller than 9 m² or which does not comply with health and safety standards (absence of natural light, drinking water, etc.). Such accommodation will also preclude you from seeking housing benefit.
- Don't pay for anything until you've signed on the dotted line (no cheque to reserve the property), and only sign once you've visited the apartment;
- Pay your rent by cheque or bank transfer;
- Don't send photocopies of your ID;
- Never share any documents linked to your bank account (IBAN, bank statement, etc.), police record or medical history with your landlord.

If you fall victim to a scandal or think you may have, contact the *Maison Internationale* ASAP!

2) Seeking justice

If you have been targeted by a scam, you must file a complaint with the relevant authorities nearest your home. You can also reach out to the following organizations:

- **Clinique juridique de Lille**, which provides access to legal aid in the Lille region and suggests courses of action free of charge.

<https://cliniquejuridiquelille.com/>

- **Maison de la médiation at the University of Lille**. This mediation facility is available to listen to your story and can provide administrative and legal information as well as support for staff and students. It is active at all of the University's locations and is open every day at the head office. It also intervenes in the prevention of conflicts and abusive behaviour, collaborating with the mission leaders for equality, disability, secularism and discrimination, and also in association with the moral and sexual harassment units (CESAHM and CEVIHS) and the anti-discrimination office.

Contact:

maison-mediation@univ-lille.fr or +33 (0)3 62 26 91 16

- **Consumer associations like CLCV and UFC-Que choisir**.

<https://www.quechoisir.org/>

- **Departmental housing information agencies (Adil)**, which provide advice free of charge on legal, financial and tax issues relating to housing.

<https://www.anil.org/>

IX. EMERGENCY ACCOMODATION

CENTRE D'HEBERGEMENT D'URGENCE DE L'ADNSEA

IMMEUBLE LILLE
199 RUE COLBERT
59010 LILLE
03 20 93 00 23

HEBERGEMENT D'URGENCE DE L'ASSOS LOUISE MICHEL

75 CHAUSSEE HOTEL DE VILLE
ESPACE 75
59650 VILLENEUVE D'ASCQ
03 20 47 45 15

SECOURS POPULAIRE FRANCAIS ANTENNE DE LILLE

18 RUE CABANIS
59000 LILLE
03 20 34 41 41

HEBERGEMENT D'URGENCE DE L'ASSOCIATION CHAMP MARIE

142 BOULEVARD MONTEBELLO
59000 LILLE
03 20 54 70 53

X. INDEX

1) Definitions of french terms

“Garant” (or “garant solidaire” or “caution solidaire”)

Natural person (family member or friend) or legal entity (association or other organization) that undertakes to pay your rent if you are no longer able to do so.

“Dépôt de garantie” (or “caution”)

Sum of money paid to the landlord or real estate agency when you sign your lease (equivalent of 1 month’s rent for unfurnished accommodation and 2 months’ rent for furnished accommodation). This deposit is used to cover any breaches of the lease by the tenant (unpaid rent, damage caused to the accommodation). The landlord or agency must repay it no later than two months after the tenant leaves.

“Bail” (or “contrat de location”)

Written document signed by the landlord and tenant to rent unfurnished or furnished accommodation. This lease is mandatory and sets out the relationship between the landlord and tenant: description of the accommodation, duration of the contract, amount of the rent not including charges, amount of charges, etc.

“Bailleur”

Anyone who rents out accommodation.

- “Bailleur privé” (or “parc privé”): individual landlord who rents out accommodation directly or via a real estate agency (in which case the agency represents the landlord).
- “Bailleur social” (or “parc social” or “HLM”): organization that leases social housing for lower rent. This accommodation is means-tested.

“Etat des lieux”

Completing the “état des lieux” means going around the accommodation with the landlord or agency and together recording any anomalies observed (stain on a wall, cracked window, lock not working properly, etc.). These observations are recorded in a document known as the “état de lieux” both for the tenant’s arrival and departure. A comparison between the incoming and outgoing “états des lieux” forms the basis for determining whether repairs are necessary and whether it is up to you to pay for them. Completing this document properly is therefore essential to avoid any problems.

“Charges”

As well as rent, tenants may be required to pay certain charges:

- Monthly charges: water, electricity and gas
- Building charges: lifts, maintenance of communal areas, removing household waste, etc.

“Assurance habitation”

This insurance policy, taken out through an insurance company or bank, offers you protection and compensation against certain risks in your home. It generally covers fire, flood damage, burglary and broken windows.

DPE (“Diagnostic de Performance Energétique”)

Document that evaluates the energy consumption in your accommodation (heating, hot water, air conditioning and greenhouse gas emissions). The DPE must be provided by the landlord or agency to inform you about the condition of the accommodation, which is rated from A to G (A being the best performance and G the worst).

“Honoraires” (or “frais d’agence”)

Sum of money payable upon signing the lease if you rent through a real estate agency. It covers the services provided by the agency (visiting the accommodation, studying your application, drafting the rental agreement, etc.).

F1/F2... T1/T2...

T refers to "type" and F to "function", but these two terms have the same meaning. They indicate the number of rooms in the accommodation not including the kitchen, bathroom and toilet. For example, a T2 apartment has 2 rooms (perhaps a living room and bedroom), in addition to a kitchen, bathroom and toilet.

"Préavis"

When a tenant wishes to leave the accommodation, they must inform the landlord and respect a certain notice period:

- 3 months for unfurnished accommodation (1 month if the lease is located in a pressured property market, known as a "zone tendue")
- 1 month for furnished accommodation

The letter informing the landlord of the tenant's intention to leave must be sent by registered post.

"Quittance de loyer"

Rent receipt that serves as proof of address. If requested, the landlord must provide this document to the tenant.

2) Useful links

<https://international.univ-lille.fr/etudiants-etrangeurs/preparer-son-arrivee/logement-a-lille/>

<https://www.campusfrance.org/fr/se-loger-pendant-ses-etudes-en-france>

<https://www.campusfrance.org/fr/logement-etudiant-en-France>