



Housing

Université de Strasbourg

guide

INTERNATIONAL
STUDENTS AND
RESEARCHERS



Housing

Université de Strasbourg

guide

INTERNATIONAL
STUDENTS AND
RESEARCHERS

Édition mai 2026

CONCEPTION

Marie Déroche | MISSION SOLIDARITÉ

CRÉATION & RÉDACTION

Marie Déroche & Nina Righini-Riehl | MISSION SOLIDARITÉ

Nadia Tettamanti & Tiffanie Wipf | DIRECTION DES RELATIONS INTERNATIONALES

DESIGN GRAPHIQUE

Imprimerie DMG 2026

TRADUCTION & RELECTURE VERSION ANGLAISE

TraductaInternational

Charlie Da Cunha

Welcome to Strasbourg!

Explore the various options listed in this university guide based on your profile and budget. The toolkit offers plenty of practical advice to help ensure your stay goes as smoothly as possible. We hope this practical guide – updated annually by the International Relations Office and the Solidarity Mission – answer your questions. Please feel free to contact the university for more information.



Beware of scams

This housing guide is intended for informational purposes only. It is your responsibility to verify the reliability and accuracy of each housing offer.

Above all, do not pay any money until you have visited the accommodation or signed a rental contract.

Some landlords ask for a cheque or a bank transfer to reserve accommodation. **This practice is illegal in France.** For advice or legal assistance regarding housing, you can contact the ANIL (National Agency for Housing Information) free of charge: anil.org. **Under no circumstances and for no reason** can the University of Strasbourg be held responsible for any physical, moral, material, or financial damage caused in connection with a rental agreement. In doubt, you can also contact the Access to Rights help desk of the Solidarity Mission: ✉ sol-accesauxdroits@unistra.fr

International Relation Office (*Direction des relations internationales*)

It welcomes, guides, and supports all international students coming to the University of Strasbourg, whether through an inter-university agreement or on an individual basis. Integration and cultural events, workshops, assistance with mobility-related procedures, and individual appointments are organised by the teams of the International Relations Office (DRI) based at the International University House (Maison Universitaire Internationale). For further information, students can visit the Maison Universitaire Internationale (MUI).

Solidarity Mission (*Mission solidarité*)

The Solidarity Mission is a service dedicated to all university students. Open from Monday to Friday, from 10 a.m. to 5 p.m. It offers listening, support, and personalised support throughout the entire administrative process. It also provides drop-in sessions with social workers on Tuesdays and Thursdays, without appointment.

➤ 47 AVENUE DE LA FORÊT-NOIRE 2ND FLOOR – OFFICE 302 67100 STRASBOURG (TOUT EN MAJUSCULES)
+33 (0)3 68 85 80 30 | MISSION-SOLIDARITE@UNISTRA.FR | [@LAMISSIONSOLIDARITEUNISTRA](https://www.instagram.com/LAMISSIONSOLIDARITEUNISTRA)

International University House (*Maison Universitaire Internationale*)

Located on the ground floor of the International University House, the Mobility Hub is responsible for reception, support, and the promotion of international activities within the International Relations Office—as well as the University of Strasbourg's Euraxess Service Centre. These services are dedicated to welcoming international visitors and organize workshops to assist foreign students with administrative procedures (residence permits, social security, housing search, financial aid), as well as French language courses and a cultural calendar. The Euraxess Service Centre offers personalised, free assistance specially to international researchers (including PhD candidates) and their families.

➤ GROUND FLOOR 11 PRESQU'ÎLE ANDRÉ MALRAUX 67100 STRASBOURG | +33 (0)3 68 85 66 49

LÉGENDE

€ monthly rent less than €300

€€ monthly rent between €300 and €500

€€€ monthly rent over €500

🎓 reduced rate for students and staff of the University of Strasbourg



APL eligibility for personalized housing assistance from the CAF (Caisse d'Allocations Familiales)

♿ accessibility for people with disabilities

🍳 private kitchenette

[🚿🚽] private bathroom

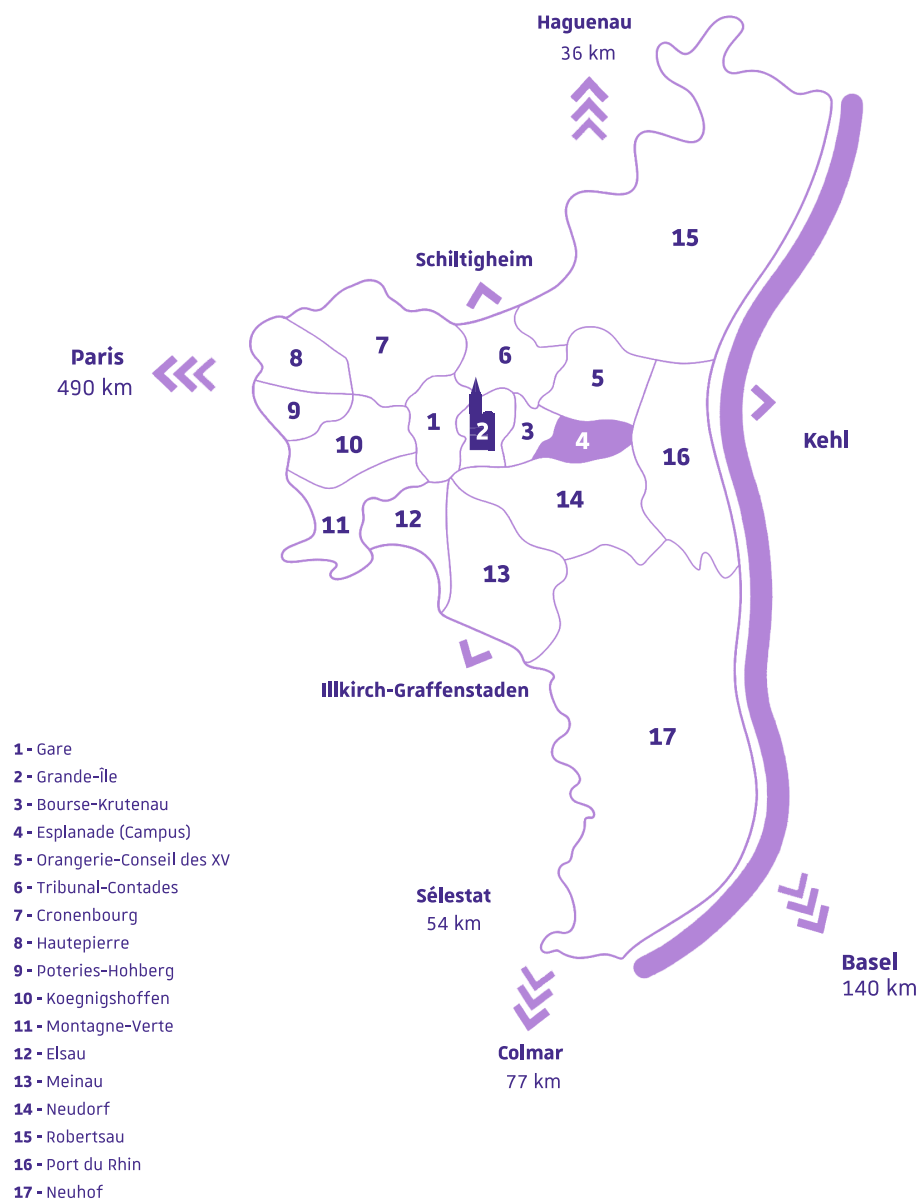


Table of contents

WHAT TYPE OF ACCOMMODATION?	09
HOUSING: THE 5 MAIN STEPS TO FOLLOW	11
UNIVERSITY RESIDENCES	12
STRASBOURG	14
ILLKIRCH	15
SCHILTIGHEIM	15
PRIVATE RESIDENCES	15
STRASBOURG	15
ILLKIRCH	21
SCHILTIGHEIM -BISCHHEIM	21
HAGUENAU	22
COLMAR	23
HALLS OF RESIDENCE	24
PRIVATE HOUSING	26
APARTMENT-SHARING	26
HOUSING CLASSIFIEDS WEBSITES	27
ESTATE AGENCIES	27
TEMPORARY ACCOMMODATION	28
PRACTICAL GUIDES	33
HOUSING EXPENSES	34
THE LITTLE DICTIONARY ABOUT HOUSING	35
HOW TO DECIPHER A PROPERTY ADVERTISEMENT	37
HOW TO PREPARE YOUR APPLICATION FILE	39
THE RENTAL AGREEMENT	41
YOUR RIGHTS AND OBLIGATIONS	43
MOVING INTO YOUR ACCOMMODATION	44
MAINTAINING YOUR ACCOMMODATION AND ECO-FRIENDLY HABITS	46
LEAVING YOUR ACCOMMODATION	48
DID YOU KNOW	49

A stylized cityscape illustration on a solid purple background. The scene includes various buildings: a tall, multi-story building with a red roof and white facade on the left; a smaller building with a red roof and white facade in the center; a tall, thin building with a red roof and white facade on the right; and a small, square building with a red roof and white facade at the bottom. There are also several trees, including a large, rounded tree on the left and a smaller, more detailed tree in the center. People are depicted in various poses: some are walking, some are standing, and one is riding a bicycle. The overall style is flat and modern, with a color palette of purple, red, white, and black.

Type of *accommodation*



Housing – The 5 main steps to follow

Step 1 | I Start Looking For Accommodation Early Enough

- I look for accommodation and consult the Guide
- I never send money to reserve a place – beware of scams!
- I look for a guarantor
- I carefully plan my move-in expenses (security deposit, insurance, etc.)

Step 2 | I Complete The Administrative Procedures

- I visit the accommodation before signing the contract
- I insure my accommodation
- I sign the lease agreement
- I carry out the move-in inspection (inventory of fixtures)
- I apply for housing assistance with CAF

Step 3 | I Set Up My Utility Accounts

- gas • electricity • internet

Step 4 | I Maintain My Accommodation

- I clean my accommodation regularly
- I avoid waste: I use water and energy responsibly
- I remember to open the windows every day
- I sort my waste

Step 5 | I Move Out Of My Accommodation

- I send my notice on time
- I clean thoroughly and carry out repairs if necessary
- I complete the move-out inspection
- I receive my security deposit
- I report my change of address



Type of accommodation

A university residence is accommodation managed by a public organisation (such as the University of Strasbourg or the CROUS), primarily designed for students.

Villa Arconati

University of Strasbourg

- Reserved for professors, researchers, and post-doctoral visitors in Strasbourg
- Single rooms, studios, and T2 apartments, including 5 duplexes
- Studios and T2 apartments: kitchenette
- Shared kitchen and laundry facilities
- Television

Saint-Maurice (line 2)

38 BOULEVARD D'ANVERS 67000 STRASBOURG

03 68 85 60 86 | ARCONATI@UNISTRA.FR

[ARCONATIVISCONTI.WORDPRESS.COM](https://arconativisconti.wordpress.com)

European Doctoral College (Collège Doctoral)

- Reserved for PhD students, particularly first-time PhD arrivals and those in joint supervision (cotutelle)
- 100 furnished studios ranging from 22 m² to 26 m²
- Common area with fully equipped kitchen
- Fitness room, laundry



Observatoire (lines C, E, F)

46 BOULEVARD DE LA VICTOIRE 67000

STRASBOURG | 03 68 85 17 13

CDE-BOOKING@UNISTRA.FR

WWW.UNISTRA.FR/FR/CAMPUS/VIE-PRATIQUE/SE-LOGGER



Partnership with Studapart

Studapart is a multilingual online booking platform that features listings from landlords and private university residences looking to rent their accommodations to international students.

Thanks to its partnership, the University of Strasbourg offers you special access to the platform. You can search for housing and directly contact the landlords or private university residences of your choice via the messaging system, and make secure reservations on the website. All you need to pay the first month's rent to guarantee your housing reservation. To do so, you will need to provide proof of enrollment at the University of Strasbourg (student card, enrollment certificate, acceptance letter, or hosting agreement from the laboratory).

UNISTRA.STUDAPART.COM/



Studapart

Residences and University Halls of the CROUS | €€ | APL |

- Reserved for students
- 17 university residences, 5,000 beds distributed in single rooms and T1 and T2 studios with varying amenities depending on the residence (limited availability)
- Rent ranging from €201 to €600 per month



For students in mobility programs (Erasmus+ or other inter-university agreements):

You can submit your request at the time of your online application to the University of Strasbourg through the International Relations Office.

DRI-LOGEMENTCROUS@UNISTRA.FR

For international students coming to France individually:

You must submit an application directly on the CROUS of Strasbourg website before July 1st for the following academic year. Application procedures vary depending on the individual's status (scholarship holder, length of stay, etc.).

WWW.CROUS-STRASBOURG.FR/SE-LOGGER/

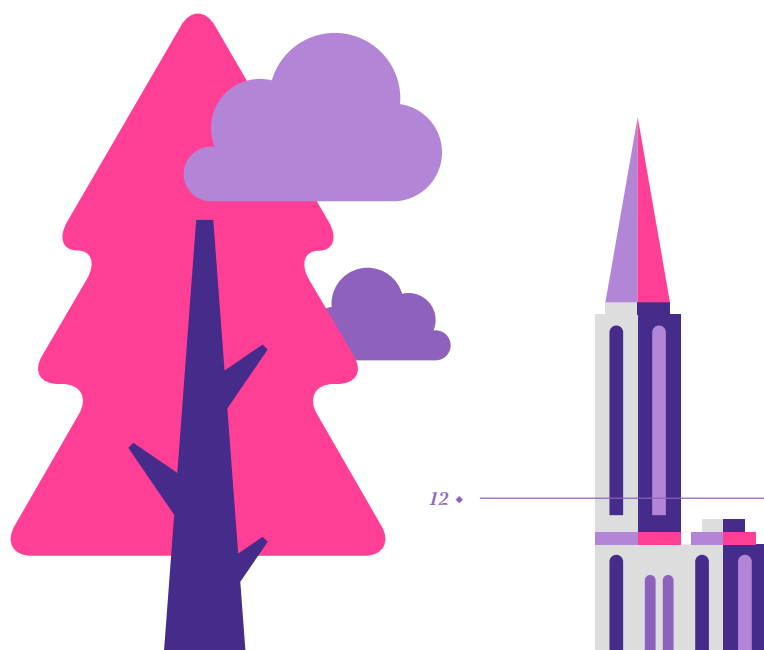
For housing during the academic year or for a short stay:

You can view the CROUS housing units available for booking at

TROUVERUNLOGEMENT.LESCROUS.FR

1 QUAI DU MAIRE DIETRICH 67000 STRASBOURG | 03 88 21 28 00 LOGEMENT@CROUS-STRASBOURG.FR

WWW.CROUS-STRASBOURG.FR/SE-LOGGER/LISTE-DE-NOS-LOGEMENTS/



STRASBOURG

Esplanade District

Résidence CROUS Les Flamboyants Strasbourg

8 rue Jean-Henri Schnitzler 67000 Strasbourg

 arrêt Place d'Islande (line F)

Résidence CROUS Paul Appell

8 rue de Palerme 67000 Strasbourg
③ à 5 min du campus Esplanade

Orangerie-Conseil des XV District

Résidence CROUS Gallia

1 boulevard de la victoire 67000 Strasbourg

 arrêt Gallia (lines C, E, F)

Résidence CROUS de la Somme

13 rue de la Somme 67000 Strasbourg
 arrêt Marne (lines 2, C1)

Neudorf District

Résidence CROUS Alfred Weiss 1

7 quai du Bruckhof 67100 Strasbourg

 arrêt Aristide Briand (line D)

Résidence CROUS Alfred Weiss 2

4 rue du Vieil Armand 67100 Strasbourg

 arrêt Soultz (lines 30, 31)

Résidence CROUS du Bruckhof

130 avenue du Rhin bâtiment G 67100 Strasbourg

 arrêt Aristide Briand (line D)

Résidence CROUS Les Cattleyas

2 rue du Vieil Armand 67100 Strasbourg

 arrêt Soultz (lines 30, 31)

Robertsau District

Résidence Les Agapanthes

58 rue Schott 67000 Strasbourg

 arrêt Cité Universitaire (lines 30, N1)

Cité U' Robertsau

14 route de la Wantzenau 67085 Strasbourg

 arrêt Cité Universitaire (lines 30, N1)

ILLKIRCH

Résidence Les Alternants

22 route du Rhin 67400 Illkirch-Grafenstaden

 arrêt Campus d'Illkirch (lines A, E)

Résidence Les Héliotropes

78 route du Rhin 67400 Illkirch-Grafenstaden

 arrêt Campus d'Illkirch (lines A, E)

SCHILTIGHEIM

Résidence Les Houblonnières

5 rue Saint-Charles 67300 Schiltigheim

 arrêt Schiltigheim Mairie (lines 60, C3, N1)

Private residences

Private residences are housing facilities managed by independent real estate operators. They offer a living environment that combines autonomy and student life, offering various amenities such as laundry services, cleaning, and common areas to encourage interactions among residents. These establishments are often valued for their flexibility and facilities tailored to the needs of students.

STRASBOURG

Esplanade District

Nexity Studéa Winston 2 Residence

€€€ | Housing allowance (APL)

- 400 furnished and fully equipped studios ranging from 18 m² to 21 m²
- Gym, study room, cleaning service, laundry facilities

 cafétéria  local vélo  Place d'Islande (F)

25/27 RUE DE LONDRES 67000 STRASBOURG

08 20 83 08 20 | RVANCALSTER@NEXITY.FR

 WWW.NEXITY-STUDEA.COM/LOCATIONS-

ETUDIANTES/STRASBOURG/STUDEA-WINSTON-2-
P00000150

Grande Ile District

Estudines Kléber Residence

€€€ | 20 | 20 | [4] [4]

Furnished and fully equipped studios ranging from 17 m² to 33 m²

 **Homme de Fer (lines A, B, C, D, F)**

16 RUE HANNONG 67000 STRASBOURG
09 69 39 08 98

 WWW.ESTUDINES.COM/LOGEMENT-ETUDIANT-STRASBOURG/RESIDENCE-KLEBER

Tribunal-Contades District

Canopée residence

€€€ | APL | 20 | 20 | [4] [4]

122 furnished and fully equipped studios ranging from 17 m² to 23 m²

Gym, study room, coworking space

 Cafeteria  bicycle storage

5 RUE JACQUES KABLÉ 67000 STRASBOURG
09 72 81 39 73 | CONTACT@MADEINBYEP.FR

 MADEIN-RESIDENCE-ETUDIANTE.COM/LA-CANOPEE/



Neudorf District

Amitel Residence – International University House

€€€ | APL | 20 | 20 | [4] [4]

• Dedicated to international students of the University of Strasbourg (students and PhD candidates)

• Furnished and fully equipped rooms, studios, and apartments

 **Étoile-Bourse (lines A, D) and Winston Churchill (lines C, E)**

11 PRESQU'ÎLE ANDRÉ MALRAUX 67100 STRASBOURG | 03 69 61 88 00 | INFOS@AMITEL.EU

 AMITEL.EU/NOS-RESIDENCES/RESIDENCE-MAISON-UNIVERSITAIRE-INTERNATIONAL

Churchill Residence

€€€ | APL | 20 | 20 | [4] [4]

Unfurnished studios and one-bedroom apartments (T2)

 **Winston Churchill (lines C, E) and Landsberg (lines C, D, E)**

5 RUE DE MUNSTER 67000 STRASBOURG
03 90 41 07 94 | INFO@CHURCHILL-NOBEL.FR

 CHURCHILL-NOBEL.FR

Nobel Residence

€€ | APL | 20 | 20 | [4] [4]

Unfurnished studios and one-bedroom apartments (T2)

 **Winston Churchill (lines C, E) and Landsberg (lines C, D, E)**

12 RUE DE FRÉCONRUPT 67000 STRASBOURG
03 90 41 07 94 | INFO@CHURCHILL-NOBEL.FR

 CHURCHILL-NOBEL.FR

Estudines Presqu'île Malraux Residence

€€€ | 20 | 20 | [4] [4]

Furnished and fully equipped studios ranging from 17 m² to 33 m²

 **Winston Churchill (lines C, E)**

PRESQU'ÎLE MALRAUX 51 RUE DE LA PRESQU'ÎLE
ANDRÉ MALRAUX 67000 STRASBOURG
09 69 39 08 98

 WWW.ESTUDINES.COM/LOGEMENT-ETUDIANT-STRASBOURG/RESIDENCE-STRASBOURG-PRESQU-ILE-MALRAUX

Gustave Doré Residence

€€ | APL | 20 | 20 | [4] [4]

Furnished and fully equipped studios and one-bedroom apartments (T2) ranging from 18 m² to 30 m²

Laundry facilities and gym

 bicycle storage

 **Aristide Briand (line D)**

126 AVENUE DU RHIN 67100 STRASBOURG
08 11 05 90 74 | STRASBOURG@FAC-HABITAT.COM

 LOGEMENT.SMERRA.FR/RESIDENCE-ETUDIANTE/FAC-HABITAT-GUSTAVE-DORE/

Heyritz Residence

€€€ | APL | 20 | 20 | [4] [4]

• Primarily dedicated to students in health-related fields (medicine, pharmacy, dentistry, etc.)

• 280 furnished and fully equipped units (studios, T1, T2, T3)

Laundry facilities and parking

 **Hôtel de Police (lines C1, G)**

10 RUE GUIDO GUERSI 67100 STRASBOURG
03 88 65 27 62

 WWW.TWENTY-CAMPUS.COM/FR/RESIDENCES/TWENTY-CAMPUS-STRASBOURG-HEYRITZ/

Kellermann Residence

€€€ | APL | 20 | 20 | [4] [4]

• Accessible to students, doctoral candidates, post-doctoral researchers, young professionals in training and interns

• More than 220 furnished and equipped studios

• Ranging from 18m² to 24m²

 **Winston Churchill (lines C, E)**

26 RUE DE L'ELBE 67100 STRASBOURG
03 88 40 65 11 | KELLERMANN@LOGIFAC.FR

 LOGEMENT.SMERRA.FR/RESIDENCE-ETUDIANTE/LOGIFAC-KELLERMANN/



Néméa Appart'Étud Residence

Strasbourg-Élypséo

€€€ | APL | 🏠 | 🚶 | 🚲 | [👤]

115 furnished and equipped accommodations

🏠 **Citadelle (line D)**

📍 45A AVENUE DU RHIN 67100 STRASBOURG

03 88 10 12 43

🌐 WWW.NEMEA-RESIDENCE-ETUDIANTE.COM/FR/STRASBOURG-ELYPSEO

Winston Residence

€€€ | APL | 🏠 | 🚶 | 🚲 | [👤]

Studios, duplex with balcony, furnished and equipped T2

🏠 **Winston Churchill (lines C, E) and Landsberg (lines C, D, E)**

📍 21 RUE DU BALLON 67100 STRASBOURG

03 88 84 97 40

RESIDENCE.WINSTON@GMAIL.COM

🌐 WWW.RESIDENCE-ETUDIANTE-STRASBOURG.FR/

Gare District

Estudines Européennes Residence

€€€ | 🏠 | 🚶 | 🚲 | [👤]

Furnished and equipped studios ranging from 17m² to 33m²

🏠 **Gare Centrale (lines A, C, D)**

📍 29 RUE DÉSERTE 67000 STRASBOURG

09 69 39 08 98

🌐 WWW.ESTUDINES.COM/LOGEMENT-ETUDIANT-STRASBOURG/RESIDENCE-EUROPEENNES

Residence de la Roche

€€€ | APL | [👤]

- Intended for young professionals, employees on geographical mobility, students, and interns in training
- Furnished studios
- Shared kitchen and mixed toilets on each floor

🏠 **Porte Blanche (line F)**

📍 54 RUE DU BAN-DE-LA-ROCHE 67000 STRASBOURG

03 67 70 02 30

RESIDENCE.ROCHE@PARMEUBLES.FR

🌐 ASSOCIATIONPARME.FR/RESIDENCES/RESIDENCE-DE-LA-ROCHE

Bourse-Krutenau District

Amitel Residence - Krutenau

€€€ | APL | 🏠 | 🚶 | 🚲 | [👤]

- For students and young professionals aged 18 to 30 years
- Furnished and equipped rooms, studios, and apartments

🏠 **Etoile Bourse (lines A, D)**

📍 25 RUE DE LUCERNE 67000 STRASBOURG

03 69 61 80 24 | VERONIQUE.JECKER@AMITEL.EU

🌐 WWW.AMITEL.EU/NOS-RESIDENCES/RESIDENCE-KRUTENAU/

Amitel Residence - Soleure

€€€ | APL | 🏠 | 🚶 | 🚲 | [👤]

- For students and young professionals aged 18 to 30 years
- Furnished and equipped rooms, studios, and apartments

🏠 **Etoile Bourse (lines A, D)**

📍 8 RUE DE SOLEURE 67000 STRASBOURG

03 88 36 15 28 | ARETA.MARIS@AMITEL.EU

🌐 WWW.AMITEL.EU/NOS-RESIDENCES/RESIDENCE-AMITEL/

Student Factory Residence Strasbourg Étoile

€€€ | APL | 🏠 | 🚶 | 🚲 | [👤]

- 135 furnished and equipped accommodations in T1 and T2
- Coworking space, library, laundry
- 🚲 **bicycle storage** ☺ **cafeteria**
- 🚌 **Sécurité Sociale (line C1)**

📍 12 RUE DE LAUSANNE 67000 STRASBOURG

01 71 25 08 20 | CONTACT@STUDENT-FACTORY.COM

🌐 WWW.STUDENT-FACTORY.COM/FR

Meinau District

Néméa Appart'Étud Residence Strasbourg-Meinau

€€€ | APL | 🏠 | [👤]

135 furnished and equipped accommodations

🏠 **Lycée Couffignal (lines A, E)**

📍 08 AVENUE DE COLMAR 67100 STRASBOURG

06 75 66 24 47

🌐 WWW.NEMEA-RESIDENCE-ETUDIANTE.COM/FR/

NOTE

The Eurometropole of Strasbourg has developed a mapping of student residences in the area. Find all student accommodations on the interactive map strasbourgaimesesetudiants.eu/logement

Cronenbourg District

Nexity Studéa Residence Strasbourg Rieth

€€€ | APL | 🏠 | [👤][👤]

- 130 furnished and equipped accommodations
- Study room, cleaning service, laundry
- 🏠 **cafeteria** 🚗 **Rieth (line G)**

📍 18 RUE ISABELLE EBERHARDT 67200 STRASBOURG
| 08 20 83 08 20

🌐 WWW.NEXITY-STUDEA.COM/LOCATIONS-ETUDIANTES/STRASBOURG/STUDEA-STRASBOURG-RIETH-P00000305

Several locations

MGEL Housing Residences (Mutuelle Générale des Étudiants de l'Est) €€ | APL | 🏠 | 🏠 | [👤][👤]

Furnished and equipped studios and apartments

📍 Gare and Meinau districts

📍 22 RUE DE BOUXWILLER 67000 STRASBOURG
03 88 22 42 64

CONTACT.STRASBOURG@MGELLOGEMENT.FR

🌐 MGELLOGEMENT.FR/VILLES/STRASBOURG



SARL JPH

€€€ | APL | 🏠 | [👤][👤]

- Furnished and equipped studios and T1 and T2 apartments
- Individual rentals or shared accommodation

📍 Esplanade, Grande-Île, and Bourse-Krutenau districts

📍 76 RUE DE LA PLAINE DES BOUCHERS

67000 STRASBOURG | 06 47 85 67 79

JPHM67@GMAIL.COM

Relais Étudiants Residences

€€€ | APL | 🏠 | [👤][👤]

- Reserved for students, interns, those in training, or on business trips
- Furnished and equipped accommodations
- 7 following residences: Relais de l'Observatoire, Relais Bartholdi, Relais Porte Blanche, Relais de la Krut', Relais Bonnes Gens, Résidence 77

📍 Esplanade, Gare, Bourse-Krutenau, and Neudorf districts

📍 2 RUE DE L'INDUSTRIE 67114 ESCHAU

03 88 64 03 92 | INFO@RELAIS-ETUDIANTS.COM

🌐 RELAIS-ETUDIANTS.COM

ILLKIRCH

Néméa Appart'Étud Residence

Illkirch Coeur Europe

€€€ | APL | 🏠 | [👤][👤]

Furnished and equipped accommodations

🏠 **Leclerc (lines A, E)**

📍 15B RUE DE L'INDUSTRIE 67400 ILLKIRCH-

GRAFFENSTADEN | 07 57 01 36 88

🌐 WWW.NEMEA-RESIDENCE-ETUDIANTE.COM/FR/

Unitha Residence

€€€ | APL | 🏠 | 🚿 | bathroom and kitchen icons

- 60 studios ranging from 19 to 34 m², as well as 2 and 3-room apartments from 37 to 50 m²
- Furnished and equipped laundry, study room

🏠 **cafeteria**, 🚲 **bicycle storage**

📍 close to the university campus and the Illkirch innovation park and high schools

🏠 **Illkirch Lixenbuhl (line A)**

67400 ILLKIRCH-GRAFFENSTADEN | 09 72 81 39 73

CONTACT@MADEINBYEP.FR

🌐 MADEIN-RESIDENCE-ETUDIANTE.COM/UNITHA

SCHILTIGHEIM-BISCHHEIM

AREF - Stud'City Residence Schiltigheim

€€€ | 🏠 | APL | 🏠 | [👤][👤]

172 furnished and equipped studios

📍 Located a fifteen-minute walk from the city center of Strasbourg

🚗 **Londres (lines 70, G)**

📍 3 AVENUE DE LONDRES 67300 SCHILTIGHEIM

09 69 39 08 98

🌐 WWW.STUDCITY.FR/AREF/

AREF - Stud'City Residence Schiltigheim II

€€€ | 🏠 | APL | 🏠 | [👤][👤]

- 165 furnished and equipped studios over 5 floors
- Rent includes all utilities (cold water, hot water, heating, and electricity)

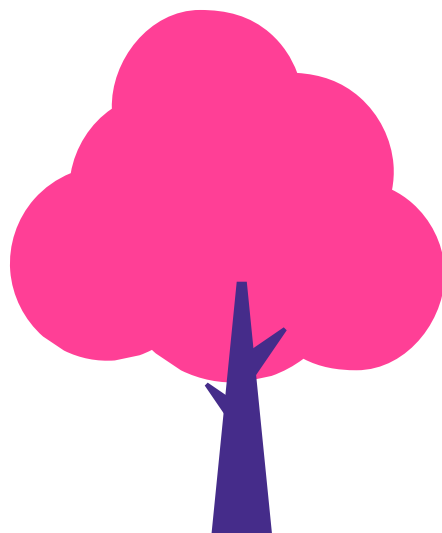
📍 Located a fifteen-minute walk from the city center of Strasbourg

🚗 **Schiltigheim Campus (line C4)**

📍 4 RUE DE ZAGREB 67300 SCHILTIGHEIM

09 69 39 08 98

🌐 WWW.STUDCITY.FR/AREF/



Residence de l'Espace Européen

€€ | APL | 🚶 | 🚲 | [👤] [👤]

- Welcoming students and individuals on temporary mobility in Strasbourg
- 44 furnished and equipped accommodations of 24m²

🚶 **Marc Seguin (line C9)**

📍 2 RUE MARC SEGUIN 67800 BISCHHEIM

07 50 87 43 57

INFO@RESIDENCE-ESPACEEUROPEEN.FR

🌐 RESIDENCE-ESPACEEUROPEEN.FR

UXCO K7 Residence

€€€ | APL | 🚶 | [👤] [👤]

- New studios, T1 and T2 apartments ranging from 17 to 33m², equipped and furnished
- Laundry, fitness room, and common areas

🚲 **bicycle storage** 🚶 **Vienne (lines 70, G)**

📍 2 ALLÉE DE STOCKHOLM 67300 SCHILTIGHEIM

🌐 WWW.UXCO.COM/FR/LOGEMENT-ETUDIANT/STRASBOURG/K7/



HAGUENAU

Alter&Toit Residence – Amitel

€€ | APL | 🚶 | 🚲 | [👤] [👤]

- Priority for apprentices, young workers, and students
- 85 furnished and equipped studios ranging from 21 to 30m²
- Laundry, gym, study room, relaxation area

📍 **close to the train station**

🚶 **Thurot (line 03)**

📍 25 RUE DE LA REDOUTE 67500 HAGUENAU

03 69 61 99 00 | MARIE-LUCIE.MULOT@AMITEL.EU

🌐 WWW.AMITEL.EU/NOS-RESIDENCES/RESIDENCE-ALTERTOIT/

Thurot Residence – Amitel

€€€ | APL

- Priority for young workers, students, and individuals in training/professionalization
- Accommodations starting from 36.85m², T2, T3... (furnished and unfurnished)

🚲 **bicycle storage**

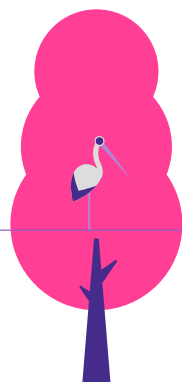
📍 **close to the train station**

🚶 **Thurot (line 03)**

📍 23 ET 29 RUE DE LA REDOUTE 67500 HAGUENAU

03 88 36 15 28 | CONTACT@CAPLOJI.EU

🌐 WWW.AMITEL.EU/



COLMAR

Le Home Residence

€€ | 🚶 | [👤] [👤]

- 47 furnished studios and 27 unfurnished studios, ranging from 22 to 36m²

📍 **close to the IFSI of Colmar**

🚶 **Benes (line A)**

📍 31-35 AVENUE DE LA LIBERTÉ 68000 COLMAR

03 89 22 77 22

LOGEMENT.ETUDIANT@POLEHABITAT-ALSACE.FR

🌐 POLEHABITAT-ALSACE.FR/LOGEMENT-ETUDIANT/FUTURE-INFIRMIERE-OU-INFIMIER-LE-HOME/

Pasteur Residence

€€ | 🚶 | [👤] [👤]

- 126 furnished studios of 13m²

free parking and 🚲 bicycle garage

📍 **close to the IFSI of Colmar**

🚶 **Benes (line A)**

📍 28 AVENUE DE ROME 68000 COLMAR

03 89 22 77 22

LOGEMENT.ETUDIANT@POLEHABITAT-ALSACE.FR

🌐 POLEHABITAT-ALSACE.FR/LOGEMENT-ETUDIANT/FUTURE-INFIRMIERE-OU-INFIMIER-LA-RESIDENCE-PASTEUR/



La Ruche Residence

€€€ | 🚶 | [👤] [👤]

- 29 furnished and equipped studios of approximately 21m²
- 3 furnished and equipped T2 apartments of approximately 42m²

📍 **close to the IUT of Colmar**

🚶 **Grillenbreit (line E)**

📍 2 RUE JACQUARD 68000 COLMAR | 03 89 22 77 22

LOGEMENT.ETUDIANT@POLEHABITAT-ALSACE.FR

🌐 POLEHABITAT-ALSACE.FR/LOGEMENT-ETUDIANT/BIENTOT-ETUDIANTE-A-LIUT-DE-COLMAR-LA-RUCHE/

Le Surf Residence

€€ | APL | 🚶 | [👤] [👤]

- 70 furnished studios ranging from 30 to 55m²
- 5 unfurnished T2 apartments of approximately 59m²

📍 **close to the IUT of Colmar**

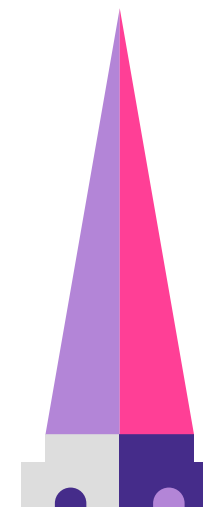
🚶 **Université (line A)**

📍 73-73A ROUTE DE NEUF-BRISACH

68000 COLMAR | 03 89 22 77 22

LOGEMENT.ETUDIANT@POLEHABITAT-ALSACE.FR

🌐 POLEHABITAT-ALSACE.FR/LOGEMENT-ETUDIANT/BIENTOT-ETUDIANTE-A-LIUT-DE-COLMAR-LE-SURF/



Halls of residence

Hall of residence is a social housing facility. It typically offers single or shared rooms, furnished or unfurnished, of a smaller size than a private residence. The hall of residence includes common areas (kitchen, infirmary, laundry facilities) and sometimes even a catering service. This type of facility is often run by associations. It is intended for student with modest income or young workers who are in the process of integration.

Orangerie-Conseil des XV District

Maison de l'étudiante de Strasbourg

€€ | APL

- Hall of residence for young female students
- 70 furnished rooms, either single or double
- A bed, a sink, a desk, and storage
- Showers and toilets on each floor
- Shared kitchen and laundry facilities

📍 **five minutes' walk from the Esplanade Campus**

📍 7 BOULEVARD DE LA VICTOIRE 67000 STRASBOURG

03 88 35 32 67 | MDE2STRASBOURG@GMAIL.COM

📞 MDE-STRASBOURG.EU

Foyer le Sept

€€ | APL

- Hall of résidence
- 14 rooms and 12 studios
- Large shared kitchen accessible to all residents

📍 **Gallia (lines C, E, F)**

📍 7 AVENUE DE LA FORÊT NOIRE 67000 STRASBOURG

03 88 61 07 23

SECTEUR-ETUDIANT@FONDATIONS SAINT-THOMAS.FR

📞 FOYERS-ETUDIANTS-STRASBOURG.ORG

Grande-Ile District

Foyer de l'Étudiant Catholique

FEC | €€ | A

- 161 beds in single and double rooms, furnished and equipped
- Kitchenette (refrigerator, cooking plates) and private bathroom
- Library, study room, TV room, gym, laundry, chapel

📍 **Gallia (lines C, E, F)**

📍 17 PLACE SAINT-ETIENNE 67000 STRASBOURG

03 88 35 36 20

📞 FEC-STRASBOURG.ORG

Grand Séminaire de Strasbourg

€€ | 🇧🇪

- Training center for future priests but also a student hostel
- About thirty rooms to accommodate male students aged 18 and over (or in their 18th year)
- Individual room with a bed, sink, desk, and several storage options
- Showers and toilets in each corridor
- Shared kitchen and laundry facilities

📍 **République (lines B, C, F)**

📍 2 RUE DES FRÈRES 67000 STRASBOURG

ECONOME@GRANDSEMINAIRE.ALSACE

📞 GRANDSEMINAIRE.ALSACE/DEMARCHES

Foyer Jean Sturm

€€€

- Furnished and equipped studios
- Kitchenette and private bathroom
- Gym and study rooms

📍 **Langtross Grand'Rue (lines A, D)**

📍 2A RUE SALZMANN 67000 STRASBOURG

03 88 15 76 00

SECTEUR-ETUDIANT@FONDATION-

SAINT-THOMAS.FR

📞 FOYERS-ETUDIANTS-STRASBOURG.ORG

Foyer du Stift

€€

- Hall of residence for students from all over the world
- More than 259 rooms spread across three sites
- University restaurant Crous accessible to all students in Strasbourg
- Media library, and daily cultural, artistic, and sports activities

📍 **Porte de l'Hôpital (lines A, D)**

📍 1 QUAI SAINT-THOMAS 67000 STRASBOURG

03 88 25 32 00

SECTEUR-ETUDIANT@FONDATION-

SAINT-THOMAS.FR

📞 FOYERS-ETUDIANTS-STRASBOURG.ORG

Other neighborhoods or Districts

Foyers de la Cité Relais

€€€ | APL | 🇧🇪

- Promote the integration of students and young workers
- Housing in the form of studios or F3 apartments
- Furnished and equipped apartments
- Kitchenette, private bathroom, and storage furniture

📍 **neighborhoods Grande-Île and Elsau**

📍 6 RUE DE L'ARC EN CIEL 67000 STRASBOURG

03 88 15 02 60

RESIDENCESTODILE@LA-CITE-RELAIS.FR



Foyer Notre Dame

€€ | APL | 🇫🇷

- 160 housing units in youth residences
- For individuals aged 18 to 25, whether they are employees, apprentices, or in vocational training
- Accommodations are spread across three sites in Strasbourg: Résidence Paul Haeberlin, Résidence St Exupéry, Résidence Tomi Ungerer, Résidence Eve Luquet

📍 **neighborhoods** **HautePierre, Illkirch-Graffenstaden, Schiltigheim**

📍 3 RUE DES ÉCHASSES 67061 STRASBOURG CEDEX |

03 88 22 70 90

🌐 RESIDENCESJEUNES.ORG

Foyers Adoma

€€ | APL | 🇫🇷

Social housing solutions designed for employed or unemployed individuals, whether alone or with family, who are facing economic and integration difficulties and are unable to find accommodation in the traditional housing market.

🌐 WWW.ADOMA.CDC-HABITAT.FR/OFFRES-RESIDENTIELLES/?_RES_OFFER_DEPARTMENT=67-BAS-RHIN

Private housing

Apartment-sharing

Apartment-sharing

Apartment-sharing is the arrangement where multiple people reserve the same living space, whether they know each other or not, either for a fixed period or on an ongoing basis. The following websites are provided for reference:

🌐 APPARTAGER.FR

🌐 LACARTEDESCOLOCS.FR

🌐 LOCSERVICE.FR/COLOCATION

🌐 ROOMLALA.COM

🌐 LOCATION-APPARTEMENT-STRASBOURG.COM/COLOCATION

Intergenerational flat-sharing

Intergenerational housing communities are a unique type of intergenerational program that brings together younger generations and older adults under the same roof. The following websites are provided for information purposes only:

🌐 ENSEMBLE2GENERATIONS.FR

🌐 HABITAT-HUMANISME.ORG/ASSOCIATIONS/HABITAT-HUMANISME-ALSACE

🌐 WWW.TOITCHEZMOI.COM

🌐 WWW.COHEBERGEMENT.COM

Housing classifieds websites

There are many housing classifieds websites where you can browse housing offers, and buy all kinds of items directly from individuals (furniture, household appliances, cars, clothing, etc.). To find your future home or furnish it on a budget or furnish your place at a low cost, here are some websites provided for information purposes only.

Leboncoin

Select "Alsace", then in "Toutes catégories", click on "Immobilier" and choose "Locations" or "Colocations"

🌐 LEBONCOIN.FR

Paruvendu

Select "Immobilier", then "Location"

🌐 PARUVENDU.FR

Vivastreet

Select "Immobilier", then "Location" and choose "Appartements meublés" or "Appartement non meublés".

🌐 VIVASTREET.COM

FNAIM

The Fédération nationale de l'immobilier gathers the advertisements of a large number of real estate agencies.

📍 8 RUE WODI, 67000 STRASBOURG | 03 88 32 51 30 |

🌐 FNAIM.FR | 🌐 FNAIM-ALSACE.COM

Temporary accommodation

If you are in Strasbourg for a business trip, an internship, or an exam and are looking for short-term housing, or if you are waiting to move into your new home and need a place to stay for a few days, here are some temporary housing options.

Orangerie–Conseil des XV, Neudorf and Illkirch areas

CROUS short-term accommodation.

The Crous offers rooms and studios in student residences for short stays of a few days, subject to availability and at attractive rates. The accommodation provided is generally located in the Gallia, Bruckhof, or Alternants residences.

 WWW.CROUS-STRASBOURG.FR/SE-LOGER/JE-CHERCHE-UN-LOGEMENT/HEBERGEMENT-COURTS-SEJOURS-DES-LOGEMENTS-A-TARIF-CROUS-POUR-UNE-COURTE-DUREE/

Bourse-Krutenau District

Youth Hostel | The People Hostel



Krutenau (line 30)

↳ 7 RUE DE LA KRUTENAU 67000 STRASBOURG

09 82 81 61 62

STRASBOURG@FRANCEHOSTELS.COM

 THEPEOPLEHOSTEL.COM/FR/STRASBOURG



Grande-Ile District

Aparthotel | Adagio



Homme de Fer (lines A, B, C, D, F)

↳ 4 RUE DE LA HAUTE MONTÉE 67000 STRASBOURG |

03 88 21 38 00 | H7123@ADAGIO-CITY.COM

 WWW.ADAGIO-CITY.COM/

Aparthotel | Citadines Kléber



Homme de Fer (lines A, B, C, D, F)

↳ 50-54 RUE DU JEU DES ENFANTS

67000 STRASBOURG | 03 90 22 47 00

STRASBOURG@CITADINES.COM

 DISCOVERASR.COM/FR/CITADINES/FRANCE/CITADINES-KLEBER-STRASBOURG

Appart' Hôtel Séjours et Affaires Kléber



Homme de Fer (lines A, B, C, D, F)

↳ 16 RUE HANNONG 67000 STRASBOURG

03 90 23 65 36

STRASBOURG.KLEBER@SEJOURS-AFFAIRES.COM

 WWW.MYRESIDHOME.COM

Tribunal-Contades District

Auberge de jeunesse | Ciarus



République (lines B, C, F)

↳ 7 RUE FINKMATT 67000 STRASBOURG

03 88 15 27 88

 CIARUS.COM

Appart' Hôtel Cap Europe Hôtel



Parc Du Contades (lines B, E)

↳ 6 RUE DE BITCHE 67000 STRASBOURG

03 88 24 81 24

CONTACT@CAP-EUROPE-HOTEL.COM

 FR.HOTELS.COM/H0247356/CAP-EUROPE-STRASBOURG-FRANCE/

Aparthotel | City Résidence



Wilson Les Halles (line G)

↳ 1 RUE DES MAGASINS 67000 STRASBOURG

03 88 32 32 03 | STRASBOURG@CITYRESIDENCE.FR

 WWW.CITYRESIDENCE.FR/RESIDENCE/STRASBOURG-CENTRE

Gare District

Adagio Access | Petite France



Porte Blanche (line F)

↳ 27 RUE DE WASSELONNE 67000 STRASBOURG

03 90 29 27 01 | H8446@ADAGIO-CITY.COM

 WWW.ADAGIO-CITY.COM/

Aparthotel | Appart'City



Musée d'Art Moderne (line B)

↳ 11 RUE DE MOLSHEIM 67000 STRASBOURG

03 60 82 52 82

 WWW.APPARTCITY.COM/FR

Aparthotel | Mon Tempô



Porte Blanche (line F)

↳ 3 RUE DE KOENIGSHOFFEN 67000 STRASBOURG

03 88 24 71 17

 WWW.MONTEMPO.FR/APPART-HOTELS/

Aparthotel | Odalys Green Marsh



Faubourg de Saverne (line C)

↳ 27-29 RUE DU MARAIS VERT 67000 STRASBOURG

03 90 20 45 45

 WWW.ODALYS-VACANCES.COM/



Port du Rhin District

Youth Hostel | 2 Rives



Jardin des deux Rives (line 2)

9 RUE DES CAVALIERS 67000 STRASBOURG
03 88 45 54 20 | STRASBOURG@HIFRANCE.ORG
 HIFRANCE.ORG/AUBERGES-DE-JEUNESSE/
STRASBOURG-2-RIVES



Meinau District

Aparthotel | Cerise



Lycée Couffignal (lines A, E)

5 RUE JOB 67100 STRASBOURG | 03 88 40 21 08
CERISE.STRASBOURG@EXHORE.FR
 WWW.CERISE-HOTELS-RESIDENCES.COM/

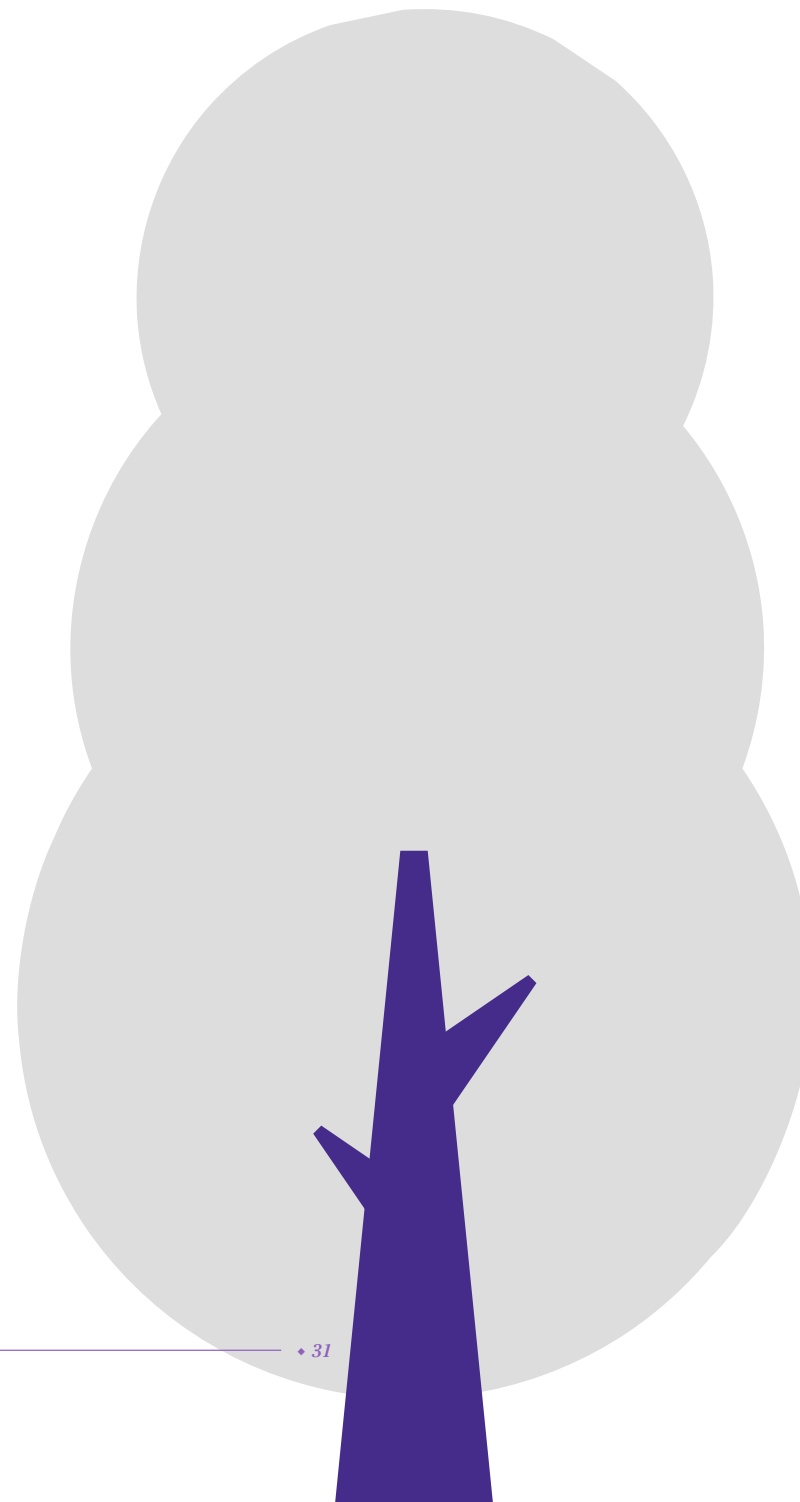
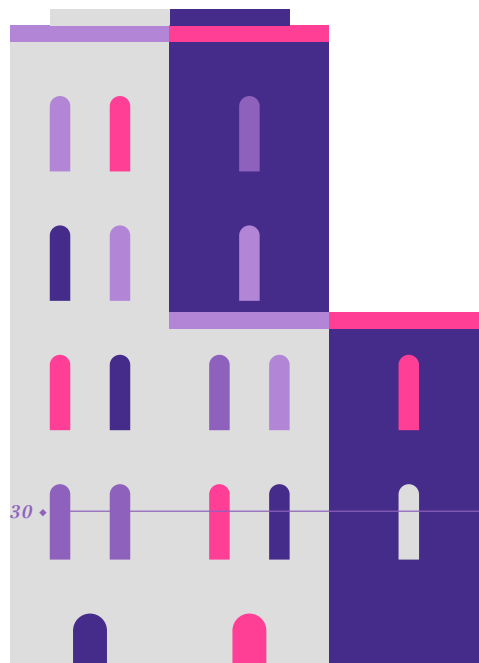


Illkirch

Adagio Access | Illkirch

Colonne (lines A, E)

106 AVENUE DE STRASBOURG 67400 ILLKIRCH
03 88 67 72 01 | H8406@ADAGIO-CITY.COM
 WWW.ADAGIO-CITY.COM/





Practical *guides*

Housing expenses

Before coming to Strasbourg, it is very important to prepare your budget carefully, as housing is very expensive.

Here is a list of expenses to plan for:

Costs when moving into your accommodation (to be paid during the first month):

- Possible moving costs
- Possible real estate agency fees: approximately one month's rent
- Security deposit: one month's rent (excluding charges) for unfurnished accommodation and two months' rent (excluding charges*) for furnished accommodation
- First month's rent
- Utility set-up fees: water, gas, electricity, internet
- Home insurance: mandatory

Monthly expenses:

- Internet subscription
- Utilities: water, electricity and gas

Average monthly rent estimates:

- University residence (Crous): between €201 and €600
- Private student residence: between €520 and €650
- Studio in the private sector: between €500 and €750, charges included

Warning!

Do not pay reservation cheques or other illegal fees.

This is prohibited by law, even if some agencies ask for them! Be cautious when looking for accommodation. Do not pay reservation fees or any other unjustified fees.

Such fees are prohibited by French law, even if some agencies or landlords ask for them. If in doubt, seek advice from your host institution before making any payment.

* Note: charges are the common building expenses and may sometimes include water, heating or other utilities, depending on the accommodation.

The little dictionary about housing

You are looking for accommodation, but the vocabulary and abbreviations used in housing advertisements can be difficult to understand. Here is a glossary to help you:

Home insurance

This mandatory insurance covers damage that may occur in your accommodation (such as water leaks or fires). You can obtain it from an insurance company, a bank, or a student mutual organisation.

Lease or rental agreement

This is a written document signed between the tenant (you) and the landlord. It states the rights and responsibilities of both parties: duration of the rental, rent, charges, notice period, security deposit, etc. In shared accommodation, there may be a single lease for all tenants or several individual leases. Be careful: a lease may contain unfair clauses, so take the time to read it before signing.

Termination or ending of the lease

You can terminate your lease by respecting the required notice period and informing your landlord by registered letter.

Monthly service charges

These are fees related to the maintenance of common areas (such as the elevator or cleaning). They may be included in the rent or listed separately. Do not confuse them with personal utility bills such as water, electricity or gas.

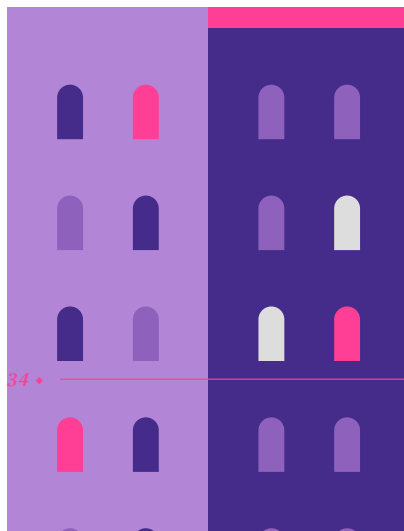
Shared accommodation

Living in a property with other people (roommates). There are two main types of leases: a single contract signed by all tenants with a solidarity clause, or individual leases for each tenant without a solidarity clause.

In shared accommodation a solidarity clause means that all tenants are jointly responsible for paying the rent and charges. If one tenant does not pay, the landlord can ask the other tenants to cover the missing amount.

Security deposit ("caution")

This is an amount of money paid to the landlord when signing the contract. It is returned within two months after you leave, unless damage is found.



Inventory of fixtures (check-in/ check-out inspection)

Refers to a visit with the landlord when moving in and moving out to check the condition of the accommodation. It serves as a reference for the return of the security deposit.

Guarantor

A person (a parent, family member, friend, etc.) who agrees to pay your rent if you are unable to do so. The guarantor must provide proof of income. If you do not have a personal guarantor, the VISALE guarantee scheme may be an option.

Agency fees

If a real estate manages the property, fees may be charged for signing the lease and carrying out the inventory of fixtures. These fees are regulated by law.

Rent receipt

A document proving that the rent has been paid. It can be used as proof of address for administrative procedures. You can request it free of charge, but sending it may sometimes be billed.

How to understand a property advertisement?

This guide will help you understand what to look for in property ads!



M²: This is the size of the living space measured in square meters.

Minimum legal space: 9 m² for one person, 16 m² for two people, plus 9 m² for each extra person.

F1/T1: A one-room flat with a kitchen and a bathroom.

F2/T2: A two-room flat with a kitchen and a bathroom.

F3/T3: A three-room flat with a kitchen and a bathroom.

Common Abbreviations

AL: For rent

Appt.: Flat

Asc.: Lift

B.ét.gén.: In good condition

C.C: Charges included in the rent

Ch.: Room

Ch. coll: Community heating

Ch.ind. el: Individual electric heating

Ch ind. gaz: Individual gas heating

Cft: Comfortable; "tt cft" means all modern conveniences.

Coloc: Shared accommodation (flat-sharing)

Cuis éq: Fitted kitchen

Disp: Available (when you can move in)

Et (or etg): Floor

FAI: Agency fees included

Grd: Large

HC: Rent excluding charges

H./hono: Agency fees

Kitch: Kitchenette (small kitchen area)

Meub.: Furnished

Pft ét: In perfect condition

Rdc: Ground floor

Sdb (or sb): Bathroom

Sdd: Shower room (no bathtub)

TCC: All charges included

Vis: Visit (to see the property)

WARNING: Rental scams are common!

Some individuals pretend to be landlords in order to extort money or identity documents.

How can you spot a suspicious listing?

Certain warning signs should alert you, such as an unusually low rent, identical descriptions appearing in multiple advertisements, or photos copied from other listings.

If a private landlord asks you to transfer money through services such as MoneyGram or Western Union, refuse!

Finally, if you go through a real estate agency, keep in mind that agency fees cannot be requested before the lease is signed. If someone asks you for money in exchange for property viewings or lists of accommodations, be cautious and do not proceed.

If you have been the victim of a rental scam or believe that a listing may be fraudulent, report it without delay at internet-signalement.gouv.fr

How to prepare your rental application file

The landlord or the real estate agent may ask you to provide documents to verify your identity and your financial situation. This allows them to check the reliability of your application. Here are the main documents you should prepare that they may request:

Identity document

This can be an identity card, a passport, a driver's license, or a valid residence permit.

Proof of professional or student status

This can be an employment contract, an employer certificate, an internship agreement, a student card or certificate of enrolment, as well as any recent document showing your professional activity.

Proof of financial resources

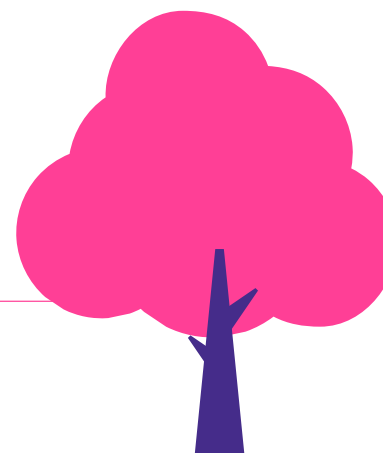
If you receive a scholarship, you will need to provide proof of it. If you are employed, you must provide your last three payslips. If you receive financial support from your family, you will need to show proof of the amount and the regularity of this support.

Proof of address

This can be a rent receipt, an electricity bill, a certificate of residence, or a sworn statement from the person hosting you.

Copy of your latest tax notice

Even if you are a foreign student, some landlords may ask for your latest tax notice. If you do not have one, they may accept a tax notice from your parents or guarantor.



GOOD TO KNOW!

French law forbids landlords from requesting certain confidential documents, such as bank statements, bank account certificates, marriage contracts, medical records, etc.

Discrimination in access to housing is also prohibited. A landlord cannot refuse an application on the basis of origin, religion, political opinions, gender, physical appearance, etc. It is common for landlords to ask for a guarantor, that is, a person who agrees to pay your rent if you are unable to do so. In France, guarantors are almost always required, whether you are a foreigner or French.

If you do not have a guarantor,
do not worry—there are alternatives:

VISALE

A free guarantee scheme that covers rent and charges in case of unpaid rent. More information at visale.fr.

LOCAPASS

A free service that can advance or pay the security deposit. More information at locapass.actionlogement.fr.

The rental agreement

What is a rental contract? A rental contract, also called a lease agreement, is an agreement to rent a property between the landlord and the tenant.

The rental contract must be written, dated, and signed by both the landlord and the tenant. Each person must keep an identical copy of the lease and the signed documents.

The rental contract must include the following information:

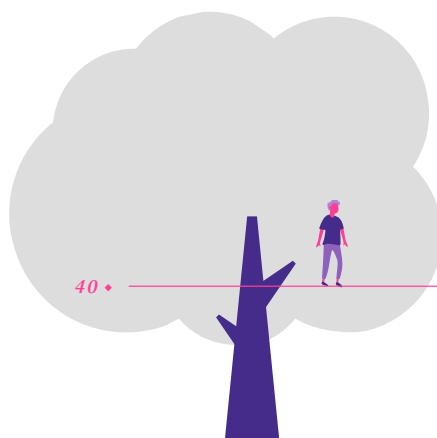
- Name and address of the landlord
- Names of the tenants (if it is shared accommodation)
- Start date and duration of the lease
- Purpose of the accommodation (main residence or temporary stay)
- Living area in square meters
- Description of the accommodation (house or apartment, number of rooms) and equipment
- Amount of the security deposit
- Amount of agency fees (if applicable)
- Rent and charges (amounts and payment dates)

Focus: The security deposit

The security deposit is a sum of money that the tenant must pay to the landlord when signing the lease. This money is collected and kept by the landlord during the entire rental period. It guarantees that you will take care of the accommodation and covers possible damages.

Maximum amount:

- One month's rent (excluding charges) for unfurnished accommodation
- Up to two month's rent for furnished accommodation



What does the security deposit cover?

The security deposit can be used to cover:

- Unpaid rent or charges at the end of the rental period
- The cost of repairs and damages
- Lack of proper maintenance of the accommodation

- Cleaning costs if the accommodation is not left in an acceptable condition
- If damages are found when you leave the accommodation, the cost will be deducted from the security deposit. The remaining amount (or the full deposit if there is no damage) must be returned to you no later than two months after your departure.

Warning!

Some clauses are forbidden by law in a lease, such as:

- Requiring payment of rent exclusively by direct debit
- Forcing the tenant to subscribe to a specific insurance policy
- Allowing the landlord to reduce or remove services mentioned in the contract without equivalent compensation
- Holding the tenant responsible for all damage to the accommodation even when they are not responsible for it
- Preventing the tenant from holding the landlord responsible or exempting the landlord from all responsibility
- Forbidding the tenant from hosting people who do not usually live with them
- Forbidding the tenant from taking part in political, trade union, association, or religious activities

Good to know!

The rent may be revised once per year, but only if the contract specifies it.

Where can I find the detailed regulations?

Legal text: Law n° 89-462 of 6 July 1989.

Your Rights and Obligations

Landlord's obligations

Provide decent housing

The landlord must ensure that the accommodation is in good condition and suitable to live in.

Comply with legal housing standards

The accommodation must meet legal living standards, with electrical and heating systems that meet safety regulations:

- minimum surface area and energy performance
- no risk to the tenant's safety or health
- no pests or infestations
- provision of certain basic facilities (drinking water, heating, etc.)

Provide a rent receipt

Upon request, the landlord must provide a rent receipt free of charge.

Tenant's obligations

Pay rent and charges

The tenant must pay the rent and charges on the agreed dates.

Home insurance

The tenant must take out home insurance covering rental risks.

Carry out certain maintenance work

The tenant must take care of minor maintenance that is not the landlord's responsibility, such as small repairs or boiler maintenance.

Maintain the accommodation

The tenant must keep the accommodation clean and in good condition.

Respect the neighbors

The tenant must avoid causing noise or disturbances to neighbors.

Do not sublet without permission

The tenant cannot sublet the accommodation without landlord's consent.

In case of a dispute

If a problem occurs, first try to resolve it amicably by discussing it with the other party. If this does not work, you can seek advice from the National Agency for Housing Information (Anil) or contact the Departmental Agency for Housing Information (Adil) near you. For more information, consult the website of Adil Bas-Rhin: adil67.org

Additional information is also available on service-public.fr.

Moving into Your Accommodation

You have found a place to live and will soon be moving in. What steps do you need to take?

CHECKLIST for Moving In:

- ☐ I take out home insurance (mandatory)
- ☐ I keep my rental agreement or lease contract safely (it has legal value)
- ☐ I pay the security deposit to the landlord when signing the lease (one- or two-months' rent depending on the case)
- ☐ I carry out a detailed inventory and condition report with the landlord (known as a "joint inspection"); it is signed by both the landlord and myself
- ☐ I record the water, gas, and electricity meter readings when move-in and move-out
- ☐ I open electricity and gas accounts (unless they are included in the charges)
- ☐ If necessary, I take out an internet subscription
- ☐ I remember to notify my change of address: university, bank, insurance, tax office, CAF (family benefits office), social security, prefecture

Did you know?

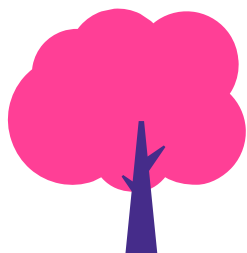
The security deposit is kept by the landlord for the entire duration of the tenancy and may be deposited or cashed upon receipt. It cannot be considered as an advance on rent, and I must continue paying rent until the official move-out date.

The inventory and condition report is a mandatory document describing the condition of the accommodation room by room, as well as its equipment. It helps prevent disputes when moving out.

It must be detailed: room by room, from floor to ceiling. All equipment must be described: cupboards, heating, shower, type and condition of wall coverings, doors, windows, shutters, etc.

Electricity and Gas

To open an electricity or gas account (very quick process), you will need your lease agreement, an ID document, and the name of the previous account holder.



Can a landlord keep a duplicate set of keys to a tenant's accommodation?

Yes, the landlord may keep a duplicate set of keys to the property they rent out. However, they are not allowed to enter the accommodation without the tenant's consent. Even in case of emergency (for example, water damage), the landlord must obtain the tenant's permission before entering. If the landlord enters without the tenant's consent, the tenant can file a complaint for unlawful entry.



Maintaining Your Accommodation and Eco-Friendly Habits

Upon your arrival, your accommodation must be clean, and it must also be clean when you leave. It is your responsibility to maintain it regularly and return it in good condition when you move out. Here are some tips and simple actions to help you.

Air out your accommodation every day, in both summer and winter

Open the windows for at least 10 minutes a day to refresh the air and prevent humidity and mold. You will breathe healthier air!

Remember to close the windows properly when you leave!

Clean the kitchen regularly

It is one of the most important areas to maintain. Make sure to clean the countertop, sink, and appliances after each use.

Wash dishes regularly and take out the trash!

This will prevent food leftovers from sitting too long, reduces the risk of pests and unpleasant odours.

Clean the bathroom

The sink, shower, and toilet. Also keep towels and bath mats clean and wash them regularly.

Dust regularly

clean surfaces with a damp cloth, wipe windows, and don't forget to sweep, vacuum, and mop the floor, including under furniture (bed, desk, table). This helps improve indoor air quality.

The day before leaving the accommodation

Defrost your refrigerator before unplugging it and clean it inside, outside, and underneath.

TIPS:

- To clean your accommodation, use inexpensive eco-friendly products such as white vinegar, baking soda, or black soap.
- Avoid using incense and candles, as they release pollutants.
- Avoid smoking in your accommodation, even with the window open!
- Air out more when doing DIY work, cooking, cleaning, or after a shower.
- Remember to lower the heating and turn off the lights when you go out!
- Clean and defrost the refrigerator regularly.
- Cover pots when heating water.
- Set the heating to 19°C in the room (1°C less means 7% less energy consumption).

Moving Out of Your Accommodation

Move-out Checklist:

- ☐ I inform the landlord of my departure (notice period)
- ☐ I transfer or cancel my home insurance
- ☐ I transfer or cancel my electricity/gas/water/internet/phone subscriptions
- ☐ I empty the accommodation and make sure to clean every corner: cupboards, ventilation system, electrical outlets, windows, appliances if provided, etc.
- ☐ I check that doors, cupboards, windows, switches, etc. are working properly. All these details will help you avoid deductions from your security deposit
- ☐ I carry out minor repairs (filling holes, small paint touch-ups, etc.). All these details will help you avoid deductions from your security deposit
- ☐ I complete the move-out inspection with the landlord and return the keys
- ☐ I provide my new address to the former landlord to ensure a quick return of the security deposit (usually within 1 month)
- ☐ I inform relevant organisations of my change of address: prefecture (ANEF), tax office, family allowance office (CAF), health insurance office (CPAM), etc.

Did you know?

Notice period

You can leave your accommodation at any time, but you must respect a notice period and pay rent during this time.

- Notice period for an unfurnished rental agreement: 3 months (often 1 month in Strasbourg)
- Notice period for a furnished rental agreement or a mobility lease: one month

🔗 WWW.SERVICE-PUBLIC.GOUV.FR/PARTICULIERS/VOSDROITS/F2315

🔗 WWW.SERVICE-PUBLIC.GOUV.FR/PARTICULIERS/VOSDROITS/F34759

You must send a registered letter with acknowledgment of receipt to your landlord. Move-out inspection A move-out inspection is carried out with the landlord to check the condition of the accommodation. If there is any damage, costs may be deducted from the security deposit. It is therefore recommended to clean the accommodation and repair minor damage.

Security deposit

The landlord must return the deposit:

- Within 1 month if the accommodation is in good condition.
- Within 2 months if repairs are needed.



