

— université
— LUMIÈRE
— LYON 2

ACCOMMODATION GUIDE

2024-2025



La Région
Auvergne-Rhône-Alpes

Erasmus+

Enrichit les vies, ouvre les esprits.



CONTENTS

INTERNATIONAL STUDENT OFFICE INTRODUCTION

06 – MOVING TO LYON

The stages involved in finding a home	06
How to target your search?	08
The house-hunting process	08
Where to live in the Lyon region?	12
Budget for settling in and living in Lyon	13
The budget you need to plan for	13
Costs by property type	14
Additional costs	16
House assistance	17
Good deals in Lyon	18

20 THE DIFFERENT ACCOMMODATION OPTIONS AND SERVICE PROVIDERS

Temporary accommodation	21
Public university residences	23
Private university residences	24
Student hostels	25
Housing in the private sector	26
Intergenerational and solidarity housing	26
House shares	27
Subletting	29

30 – VISITING A PROPERTY

Questions to ask	30
Possible questions from the landlord	30
Your housing visit checklist	31

32 – MOVING INTO YOUR APARTMENT

Before you move in	33
Know your rights	33
Put together your rental life	34
The tenancy agreement	36
The security deposit	36
The deposit	36
Incoming inventory of fixtures	37
Settling into your home	37
Taking out home insurance	37
Connecting gas, water and electricity supplies	38
Furnishing your apartment	38
Telephone and internet subscription	38

39 – DEPARTURE FROM LYON

Leaving your accommodation	40
Outgoing inventory of fixtures	40
Returning your security deposit	40
Definitions and glossaries	41
Appendices	42
Useful numbers	43

THE INTERNATIONAL STUDENT OFFICE

The International Student Office (BEI) welcomes international students.

Come and see us on both campuses:



Berges du Rhône Campus (Lyon)

Bélénos Building, 2nd floor
Tram stop T2 Centre Berthelot

Public: exchange students and non-exchange students



Porte des Alpes Campus (Bron)

Maison de l'Étudiant, 1st floor
Office MDE.107

Tram stop T2 Europe-Université

Public: non-exchange students

To make an appointment, book a slot on Affluence:

[https://affluences.com/bureau-des-etudiantes-internationaux/
reservation](https://affluences.com/bureau-des-etudiantes-internationaux/reservation)



INTRODUCTION

This guide aims to help you settle in Lyon by explaining what you need to plan for in terms of budget, documents to bring with you and giving you some important advice.

Don't hesitate to contact the organisations listed in this guide to help you with the process.

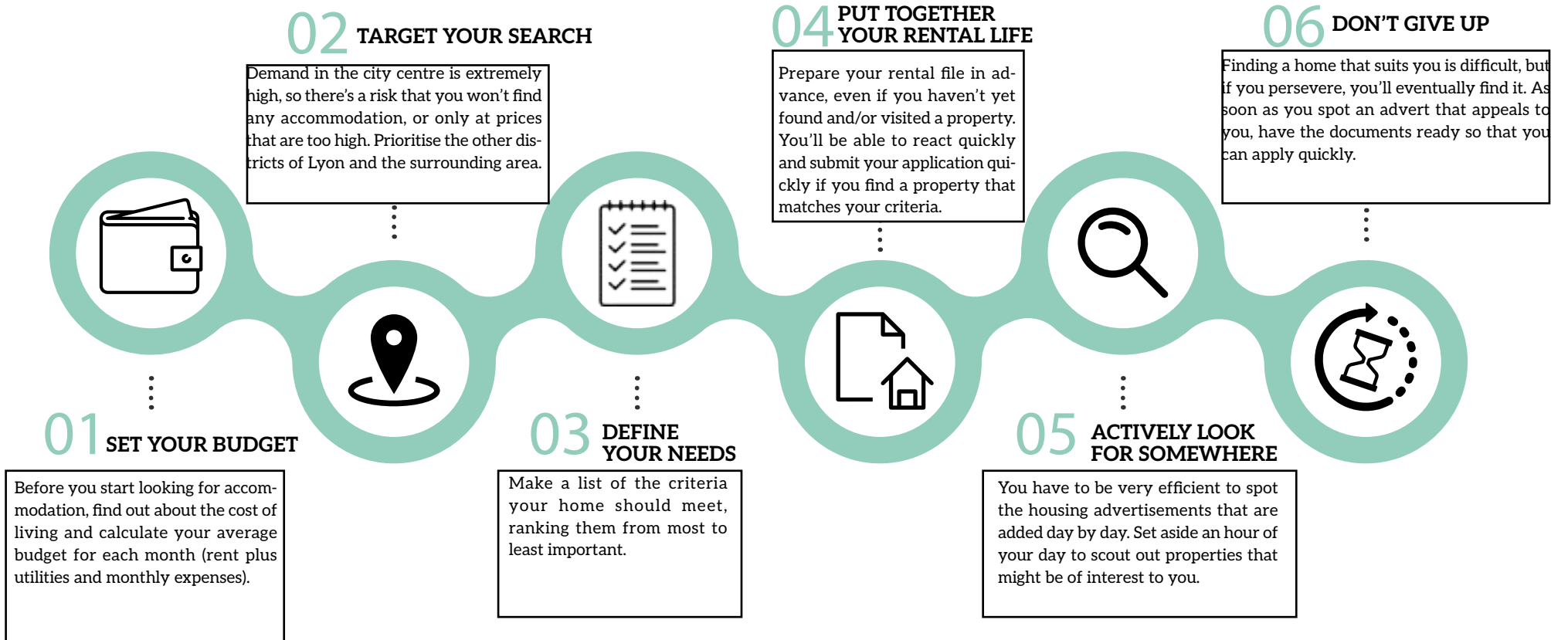
Although the International Relations Office does not specialise in property management, we are available to help you in your search and to direct you to organisations that can meet your needs.

As there is currently a high demand for accommodation in Lyon, we advise you to start your search very early. Don't wait until you arrive in Lyon to start your search, as the city welcomes many students, all looking for accommodation. A lot of accommodation will already be reserved for the start of the new academic year. If you haven't found a place to live when you arrive, contact us for personalised help.



THE STAGES INVOLVED IN FINDING A HOME

TIMELINE



HOW TO TARGET YOUR SEARCH

THE STEPS INVOLVED: HOW TO GET ORGANISED

Looking for accommodation can be a lengthy process. It is therefore advisable to start looking for accommodation as soon as possible so as to find it before the start of the university year (see [directory p.20](#))

Define your needs

To effectively target the types of property that could be of interest to you, it is important to take the time to define your needs based on a number of criteria (this is not an exhaustive list):

■ **Housing criteria:** surface area, furnished or empty accommodation, dishwasher, microwave, etc.

■ **Economic criteria:** rent, agency fees and/or additional property charges, etc.

■ **Geographic criteria:** the location of the property, nearby public transport, etc.

■ **Type of accommodation:** apartment, studio, shared apartment, student room, etc.

Once you have defined your list, rank the criteria based on how important they are to you and search for accommodation based on this ranking. Bear in mind that you won't necessarily find a home that meets all your criteria, but the main thing is to get as close as possible to meeting them all and find accommodation where you feel at home.



HOW TO TARGET YOUR SEARCH

Our advice

STEPS TO FOLLOW WHEN SELECTING AN ACCOMMODATION ADVERT



Select the ads that interest you by location and rent, availability and type of accommodation



Call to check whether the offer you have selected is still available or whether other accommodation of the same type is available.



Ask for details of the property that are not shown in the ad, such as the cost of utilities, heating method (collective, individual, gas, electric.)



From aboard: ask if it is possible to consult photos of the property (on the internet, by email etc.)



Agree a date for visiting the property (if you are unable to attend on the day of the visit, it is advisable to inform the owner or estate agent as soon as possible.



Prepare the documents you need to provide before visiting the property so that you can apply quickly if the property matches your requirements.

HOW TO TARGET YOUR SEARCH

Stay alert !

When looking for accommodation before you arrive, be careful and avoid paying before you have signed a contract. If possible, visit the property first before making a financial commitment.

There are several types of scams (non-exhaustive list):

FAKE ADVERTS

They are very common on online sales sites such as Leboncoin.fr or on social media such as Facebook.

The advertiser presents a property with stolen photos of a home that does not exist or that belongs to someone else. The scammer will usually ask you to pay a sum of money (in cash, bank transfer, cheque or by other means) before disappearing and leaving you with no reply. Also, beware of advertisements that mention "single man, looking for female flatmate".

PRICES THAT ARE TOO HIGH OR TOO LOW

If you see a property where the rent is below or above the average rent in Lyon, beware.

Rent that's too high: you have every right to wonder whether the set price is in line with average property prices in Lyon.

Rent that's too low: check whether the property actually exists or whether it is in good enough condition for you to live in.

UNJUSTIFIED CHARGES

The landlord may try to get you to pay additional charges not specified in the tenancy agreement, but this is a swindle. Bear in mind that the rent is agreed and specified in the tenancy agreement: take the time to read it carefully before signing

Please note: you must not pay more than what is stated in the tenancy agreement.

SECURITY DEPOSIT NOT RETURNED

To avoid your security deposit being deducted when you leave, make sure that the inventory of fixtures is the same as when you arrived. Keep a copy of the incoming inventory of fixtures signed by you and the landlord. This document is important because it gives a precise description of the state of repair of your home and enables you to prove the state of repair when you arrived.

UNFIT ACCOMMODATION

Unfit housing is housing that presents risks to the health or safety of its occupant. It is essential to avoid advertisements for non-compliant premises such as cellars, garages, attics or any other premises that are not designed to accommodate tenants.

THE ABSENCE OF AN INVENTORY OF FIXTURES DOCUMENT

This document, which accompanies the rental contract, describes the condition of the property and its equipment when the future tenant moves in and out. Some landlords don't provide this document in order to unfairly extract the security deposit from the tenant at the end of the stay!

It is possible that the difficulty you're experiencing in finding accommodation before the start of the university year is scaring you and that you're making snap decisions as a result. Take sensible precautions; if you see the start of the new school year approaching, opt for temporary accommodation.

If you having difficulties to find an accommodation, contact the International Student Office via this QR code:

The team will help you with your search.

Find out more about what an advert should say on [service-public.fr](https://www.service-public.fr)



HOW TO TARGET YOUR SEARCH

WHERE TO LIVE IN THE LYON REGION

As in all major cities, the property market in Lyon is varied.

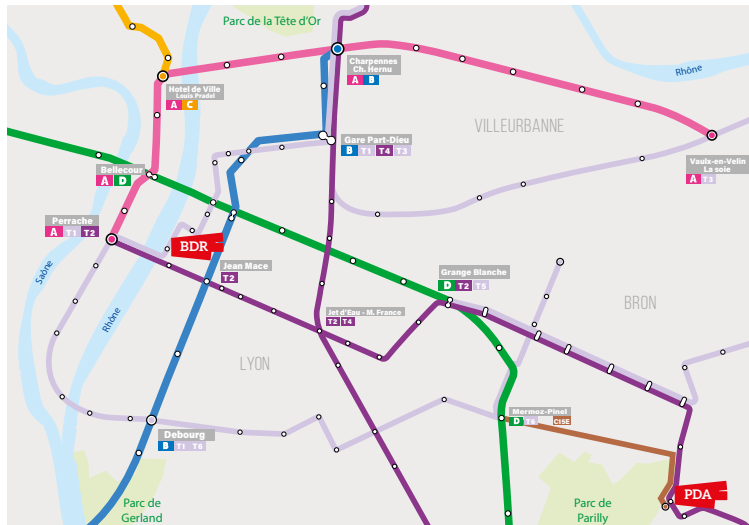
The size of the property, the neighbourhood and the proximity of public transport all have an impact on the rent.

There are several factors to take into account when looking for accommodation: the distance between your future home and your university course, the means of transport available to you and your budget.

There is strong competition for low-cost accommodation in the city centre, close to shops, restaurants, bars and the Berges du Rhône (BDR) campus. Students often want to stay in the city centre at all costs and ignore the surrounding area

good deals outside this zone. Don't hesitate to look at towns in the Lyon conurbation such as Saint-Priest, Bron, Vénissieux, Villeurbanne, Oullins, etc

Lyon is divided into 9 arrondissements, or districts. Postcodes in Lyon all begin with 6900, and the last digit indicates the arrondissement. The postcodes for towns around Lyon are:
Bron-69500; Villeurbanne-69100; Vénissieux - 69200; Caluire-et-Cuire-69300; Oullins-69600; Saint-Priest-69800 Vaulx-en-Verin-69120; Saint-Etienne - 42000; Sainte-Foy-Lès-Lyon-69110; Vienne - 38200.



Greater Lyon benefits from an excellent transport network (Lyon Public Transport - Transports en Commun Lyonnais TCL) and a low-cost public bicycle hire scheme (Vélo'v). The city is very walkable.

Don't hesitate to use the «itinerary» function on the Lyon public transport website when you are looking for accommodation. To get an idea of the train-to-campus, you can download the application to view the routes and means of transport available to you from your phone.

BUDGET FOR SETTLING IN AND LIVING IN LYON

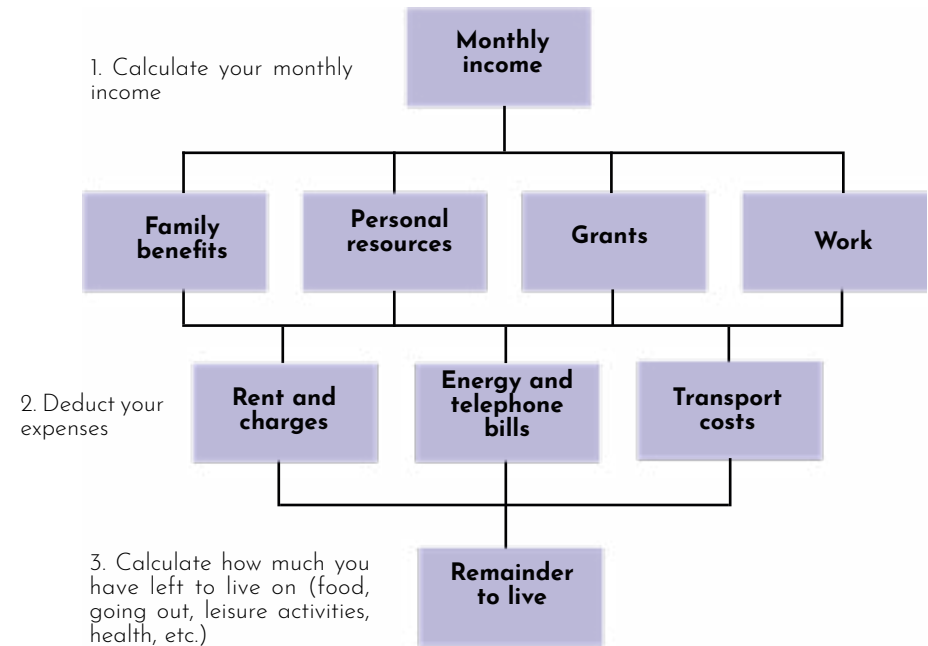
THE BUDGET YOU NEED TO PLAN FOR

Calculate your budget

You need to calculate your budget based on your monthly expenses and your personal resources in order to estimate your monthly budget.

Remember, you need to calculate the budget for the first month differently from the rest of the year!

You will have to pay some money before you move into your home, in particular the security deposit, which is paid before the tenancy agreement is signed and is often equivalent to 1 or 2 months' rent in advance. You may also have to pay other additional costs (such as agency fees if you use an estate agent to find the property).



Calculate your budget the easy way: www.lafinancepourtous.com/outils/calculateurs/calculateur-de-budget-simple

BUDGET FOR SETTLING IN AND LIVING IN LYON

COST BY PROPERTY TYPE

This is a price estimate based on the type of accommodation you are looking for. Prices may vary depending on the geographical area (whether you are in Lyon or the surrounding area).

Depending on the type of accommodation and the cost of the rent, you may choose a house-share in order to share costs and pay less. Rents also depend on the region in which the property is located.

PROPERTY TYPE		RENT PRICE
STUDIO	One room incorporating "bedroom", "living room" and "kitchen".	Between 500 and 800 euros
T1/F1	One main room with separate kitchen.	Between 500 and 900 euros
T1/F1 BIS	An open-plan kitchen in the living room and a separate bedroom.	Between 700 and 900 euros
T2/F2	A living room, a separate kitchen or an "open-plan" kitchen, and a separate bedroom. The T2/F2s have a larger surface area than the T1/F1s.	Between 700 and 1200 euros
T3/F3	A living room, a separate or open-plan kitchen, 2 separate bedrooms.	Between 800 and 1800 euros

BUDGET FOR SETTLING IN AND LIVING IN LYON

Estimating the budget you need to live in Lyon

The average budget for living in Lyon is around €950 per month.

Here is a table listing the various expenses to be expected as a rough guide:

RENT (EXCLUDING PUBLIC HALLS OF RESIDENCE)	€500 to €800/month
CIVIL LIABILITY HOME INSURANCE	€60 to €80/year
ELECTRICITY, GAS, WATER	€80/month
PUBLIC TRANSPORT PASS FOR LYON (TCL)	18-25 years: 25€/month 26-27 years: 25€/month if student 26-64 years: €72,60/month +€5 card
MEALS AT THE UNIVERSITY RESTAURANT	From €3,30/meal
FOOD SHOPPING	250€/month
TELEPHONE/INTERNET	€20 to €40/month

BUDGET FOR SETTLING IN AND LIVING IN LYON

ADDITIONAL COSTS

Depending on the type of accommodation, the agency you use or the individual, you will have to pay additional bills. It is therefore important to take these additional costs into account when looking for accommodation and calculating your budget.

Please note that the costs shown are for guidance only. Depending on the accommodation and how you find it, you will have different expenses before you move in and during your stay.

EXPENSES ASSOCIATED WITH MOVING INTO YOUR ACCOMMODATION	
HOME INSURANCE	You will be required to pay a security deposit and take out compulsory home insurance before signing the lease. You may also have to pay accommodation reservation fees and/or administration fees to your landlord, particularly if you go through an agency. Check with your landlord beforehand. It's important to plan your first month's budget accordingly.
SECURITY DEPOSIT (1 TO 2 MONTHS' RENT)	
AGENCY FEES (FROM €200 TO ONE MONTH'S RENT)	
RESERVATION FEES (BETWEEN 20% AND 50% OF THE RENT) *	
INSTALLATION COSTS *	Furnishing and opening of utilities accounts (electricity and internet...)

* This depends on whether you rent your accommodation through an agency or a platform that charges you extra.

EXPENSES PAYABLE BY THE TENANT FOR THE REST OF THE YEAR	
ELECTRICITY	The expenses that the tenant has to pay may be included in the rent for the property (including charges), but they may also be expenses to be taken into account in addition to the rent. If some of these charges are not included in the rent, you will need to take the necessary steps to open the electricity, water and gas meters with the suppliers. (See lexicon)
WATER (COLD/HOT)	
GAS	
HEATING (ELECTRICITY/GAS)	

BUDGET FOR SETTLING IN AND LIVING IN LYON

EXPENSES PAYABLE BY THE LANDLORD	
CHARGES FOR BUILDING REPAIRS AND MAJOR WORKS	Some expenses are not your responsibility and must be met by the landlord, especially work that prevents the property from functioning properly. He or she is also responsible for ensuring that communal facilities such as the lift and gates are in good working order.
REPAIRING ACTS OF VANDALISM	
RENEWAL OF WATER AND HEATING SYSTEMS IN APARTMENTS AND COMMUNAL AREAS	

HOUSE BENEFITS

International students are entitled to housing benefit from the CAF (Caisse d'Allocations Familiales), provided that the lease and rent receipt are in their name.

However, it is possible to obtain housing benefit even if your name does not appear on the lease, provided that:

- You sign a sublease
- You have the owner's written consent.

Non-European students also need a long-stay visa with the reference CESEDA R133-3 6.

The application can be made online on the [CAF website](#), as soon as the lease has been signed:

Caisse d'Allocations Familiales de Lyon (Lyon Family Allocations Fund)
 67 Boulevard Vivier Merle
 69003 Lyon
 Monday to Friday from 8am-1pm and 1pm-4pm (closed Thursday afternoon)
www.caf.fr

There are two types of benefit, which cannot be combined (i. e. you can only receive one type of benefit at a time, even if you are eligible for both):

- Personal Housing Benefit (APL)
- Social Housing Allowance (ALS)

They vary according to the rent and the area where the property is located, the tenant's income and family expenses, the type of property and the place of residence. Depending on the rent, assistance can be up to a maximum of 298 euros per month for a single person.

It is paid from the second month for the duration of the tenancy agreement. However, it can take several months to process the application.

Important advice

If you have not obtained your residence permit, send your incomplete housing benefit application to the CAF as soon as you have signed your tenancy agreement. You should send a copy of the valid residence permit as soon as you receive it. In the meantime, you can attach your certificate of submission and extension of the application processing time on ANEF (Administration Numérique pour les Étrangers en France).

For more information on existing housing benefits, see [the Lyon Campus article](#) > student housing benefits:

<https://www.lyoncampus.com/vivre/les-aides-au-logement-etudiant>

BUDGET INSTALLATION ET VIE À LYON

GOOD DEALS IN LYON

As a student, you can benefit from advantages, reduced fares and exclusive offers within the Lyon Metropolitan Area. It can sometimes be difficult to get access to all sorts of amenities (food, hygiene products and other equipment).

There are a number of offers for students who may be facing difficulties. Here are a few examples:

Food on a budget

ORGANISATION	OFFER(S)
VRAC Lyon Métropole lyon.vrac-asso.org	Free distribution of food crates
AGORAé Lyon 2 gaelis.fr/agorae-2	90% off food products
1CabasPour1Etudiant 1cabaspour1etudiant.fr	Sponsorship between a student and a family Donation of shopping bags of basic necessities
Cop1 cop1.fr/ville/lyon	Free distribution of food baskets and basic necessities
Délivr'aide delivraide.org	Free delivery of a packed meal and other products directly to your home
Secours populaire https://www.secourspopulaire.fr/	Free distribution of food crates
Linkee https://linkee.co/	Free distribution of food crates
Episcia https://www.univ-lyon3.fr/episcia-lepicerie-sociale-et-solidaire	Reduced price food products
Epicentre https://epicentre-lyon.fr/	Reduced price food products
EPIFREE https://www.lyoncampus.com/vivre/se-nourrir/annuaire-alimentation-et-precarite-etudiante/detail/epifree-saint-andre	Free grocery shop (please book a time slot)
Collectif de Solidarité Etudiante https://www.cselyon.org/	Free grocery shop (please book a time slot)

You can consult other offers on these directories: www.lyoncampus.com/vivre/se-nourrir/annuaire-alimentation-et-precarite-etudiante et <https://mesaides.universite-lyon.fr/me-nourrir/>

Shops at student prices

ORGANISATION	OFFER(S)
Papeterie Servet www.pleinciel.fr	-10% for students on all in-store purchases, excluding ink and toner cartridges
Pressing du stade 04 78 58 53 17	-15% discount for students
ENVIE Rhône rhone.envie.org	Reconditioned computers, multimedia and household appliances
Laverie Lyon 1 www.laverielyon1.fr	Laundry opens from 7am to 10pm, 7 days a week. Detergent and fabric softener are supplied and injected directly into the machine

You can consult other offers on this directory:

www.lyoncampus.com/vivre/les-commerces-amis-des-etudiants





THE VARIOUS HOUSING AND SERVICE PROVIDER OPTIONS

TEMPORARY ACCOMMODATION

Despite your best efforts, you may not be able to find accommodation before you arrive in Lyon. If this is the case, you may need temporary accommodation. The lists below include a number of organisations offering temporary accommodation for less than €40/night, subject to availability.

FOR YOUNG PEOPLE AND/ OR STUDENTS

Bed & CROUS

Students can now stay in university halls of residence for between one night and one month
www.bedandcrous.com

Lyon Centre Youth Hostel

Vieux Lyon, 41-45 Montée du Chemin Neuf,
69005 Lyon
Phone: +33 (0)4 78 15 05 50
<https://www.hifrance.org/auberges-de-jeunesse/lyon-centre/>

The CISL

103 Boulevard des Etats-Unis,
69008 Lyon
Phone: +33 (0)4 37 90 42 42
www.cis-lyon.com

Le Flâneur Guesthouse

56 rue Sébastien Gryphe,
69007 Lyon
Phone: +33 (0)4 78 02 09 18
www.leflaneur-guesthouse.com

L'Alter'Hostel

The Alter'Hostel offers dormitories for 6 to 16 people, as well as a women-only dormitory.
www.alter-hostel.com

SLO Hostel Life

The SLO offers rooms for 1 to 8 people.
www.slo-hostel.com

Away Hostel

The Away Hostel offers dormitories for 1 to 8 people.
www.awayhostel.com

HO36 Hostels

The HO36 offers dormitories for 1 to 6 people.
36 rue Montesquieu,
69007 Lyon
Phone: +33 (0)4 37 70 13
www.ho36hostels.com

Lyon Campus

Practical information about accommodation and living in Lyon
www.lyoncampus.org
<https://www.lyoncampus.org/contact/>

PRIVATE UNIVERSITY RESIDENCES

Short or long-term, with furnished rooms and a variety of services (kitchenette, breakfast, internet, etc.) included, depending on the residence.

POPINNS

Specific contacts for each residence, available at:
www.popinns.org
Phone: +33 (0)4.72.78.03.04 (Monday to Friday, 9.30am to 5pm)
Rental from 2 months.

LES STUDELITES

Specific contacts for each residence, available at:
www.studelites.com
Phone: +33 (0)4.75.40.80.25
Rental from 1 to 6 months.

STUDEA Nexity

Specific contacts for each residence, available on the website: www.nexity-studea.com
<https://guide-etudiant.nexity-studea.com/>
Nightly, weekly, monthly rental.

TEMPORARY ACCOMMODATION

STUDILOGE

Specific contacts for each residence, available on the website: www.studilodge.fr
Nightly rental from €35/night.

IN PRIVATE HOMES

Please enquire beforehand about prices, which vary. Here are a few examples of services offering accommodation in a private home.

Short-stay rentals

- www.airbnb.fr
- www.abritel.fr
- www.booking.com

Couch Surfing

Website offering free short-term accommodation with local people, mainly for travellers.
www.couchsurfing.com

SOS Canapé

Accommodation scheme launched by the ESN Cosmo Lyon association
Free accommodation for 2 to 5 days
www.esnlyon.org/page/2333892-sos-canape

Morning Croissant

Platform dedicated to medium and long-term accommodation rental.
www.morningcroissant.fr

PUBLIC UNIVERSITY RESIDENCES

Managed by the CROUS (Centre Régional des Œuvres Universitaires et Scolaires), rooms in public university halls of residence are given to scholarship holders, foreign nationals whose tax home has been in France for at least 2 years and Master 2 students as a priority.

Room allocation

- For exchange students

International exchange students must indicate their wish to obtain a room when they register online with the University.

Important! Unfortunately, as the number of places is limited, not all requests can be accommodated.

- For non-exchange students

Complete your application for the Dossier Social Étudiant (DSE) at: www.messervices.etudiant.gouv.fr

How much?

From €150 to €450/month per person per month, depending on the property (excluding any housing benefit).

Property

From 9m² furnished single rooms with shared bathroom facilities to 70m² shared T5 flats, depending on the residence.

Housing benefit

If you live in a CROUS residence, you may be entitled to housing benefit.

Couldn't get a place at the start of the new academic year?

Think about short-term rentals
If you have not applied by 31 May or if you have not been allocated a place for the year, from the end of October you can apply for short-term accommodation (until the end of the current academic year).

Questions? Contact CROUS

Department for international students in Lyon ,
Monday to Friday, 9am to 5pm.
9 rue de la Madeleine, 69007 Lyon
Phone: +33 (0)4.72.80.13.26 or 13.37
www.crous-lyon.fr

LOKAVIZ, Student accommodation central

Student accommodation put online by CROUS. The website advertises accommodation from private individuals or in CROUS residences. To see them, you will need to prove your student status and register on the website: www.lokaviz.fr

PRIVATE UNIVERSITY RESIDENCES

More expensive than public university accommodation, private university residences are often the easiest and most practical solution for international students.

Depending on the residence, you may be able to find a studio or shared room. Check which services are included (internet, furniture, etc.), as not all residences offer the same services.

With over fifty residences around Lyon, there are plenty of places to be found! Below is a non-exhaustive list of agencies managing private university residences in Greater Lyon.

ADELE (search engine)

More than 100 private university residences in the Greater Lyon area (including Vénissieux, Villeurbanne and Bron)
www.adele.org

CAP'ETUDES

Rent from €391 to €586/month.
Phone: +33 (0)4 75 81 83 83
contact@cap-etudes.com
www.cap-etudes.com

FAC-HABITAT

(Résidence la Guillotière)

Rent from €418 to €706/month.
14, rue du Dr Crestin, 69007 Lyon
Phone: +33 (0)4 37 65 87 01
lyon@fac-habitat.com
www.fac-habitat.com

CARDINAL CAMPUS

Rent from €360 to €950/month.
Specific contacts for each residence, available on the website: www.cardinalcampus.fr

GESTETUD

Rent from €460 to €740/month.
Specific contacts for each residence, available on the website: www.gestetud.fr

POPINNS

Rent from €280 to €560/month.
Phone: +33 (0)4 72 78 03 04
www.popinns.org

LES ESTUDINES

Rent from €490 to €900/month.
Contacts by residence available at:
www.estudines.com/ns-contacter.html

LES STUDELITES

Rent from €408 to €990/month.
Free administration fees for 4 residences.
Phone: +33 (0)4 75 40 80 25
Contacts by residence available at:
www.studelites.com

ODALYS CAMPUS

Résidence Lyon Confluence

Rent from €520 to €890/month.
Reduced administration charges.
7 cours bayard, 69002 Lyon
Phone: +33 (0)4 78 82 49 02
lyon@odalys-campus.com
www.odalys-campus.com

STUDEA NEXITY

Rental from €440/month.
Free administration fees for 4 residences.
Contacts by residence available at:
www.nexity-studea.com

STUDILOGE

Rent from €499 to €758/month.
45 Chemin du Moulin Carron 69570 Dardilly
Phone: +33 (0)4 37 23 11 62

Contacts by residence available at:
www.studiloge.fr

OXANCE

Rental from €392 to €811/month.
Marie TOBBI - Lyon Housing Service
Phone: +33 (0) 4 76 20 44 66
logement@mfrs.fr
www.oxance.fr

LES BELLES ANNÉES

Rent from €476 to €999/month.
Phone: +33 (0)4 78 17 14 11
contact@lesbellesannees.com
www.lesbellesannees.com

YOUFIRST CAMPUS

Rent from €476 to €908.67/month.
Phone: +33 (0)1 40 40 64 10
campus.youfirst.co/fr

ADOMA

Rent from €466.71 to €606.88
Phone: +33 (0)1 40 61 42 00
www.adoma.cdc-habitat.fr

RÉSIDENCE LE PRÉPARC

Rent from €530 to €805
Phone: +33 (0)4 78 24 35 70
residence-preparc@outlook.fr
www.residence-preparc.com

RÉSIDENCE LOGIFAC

Rental from €464.31
Phone: +33 (0)4 81 68 21 00
www.logifac.fr

RÉSIDENTAPE

Rent from €394 to €723
Phone: +33 (0)1 48 99 99 48
www.residetape.fr

ASSOCIATION PARME

Rent €432.57
Phone: +33 (0)9 70 75 33 25
Associationparme.fr

INITIAL IMMO

Rental from €196
Phone: +33 (0)4 72 89 22 22
www.initial.immo

STUDENTS HOSTELS

Student accommodation is available through religious communities or congregations.

These hostels offer accommodation from €575 (including charges), including half-board (breakfast and evening meal, Monday to Saturday morning).

Find out more about student hostels in Lyon on these websites:

www.foyers-etudiants-lyon.com
www.unme-asso.com

A private individual who rents out their property directly or via an agency. There is a wide range of products on offer, and significant variability in terms of price and quality.



HOUSING IN THE PRIVATE SECTOR (VIA HOUSESHARES)

- www.lokaviz.fr
- lyon.info-jeunes.fr
- www.seloger.com
- www.leboncoin.fr
- www.paruvendu.fr
- www.spotahome.com
- www.studapart.com
- www.loueralyon.free.fr
- www.info-jeunes.fr
- www.immojeune.com
- www.amastas.com
- logement-etudiant.com
- student-place.com

INTERGENERATIONAL AND SOLIDARITY HOUSING

Intergenerational and/or solidarity housing requires your involvement in the day-to-day life of the home, but also offers you a wealth of



INTERGENERATIONAL AND SOLIDARITY HOUSING

opportunities and experiences you won't find elsewhere.

These residences offer you accommodation at a reduced rate in exchange for services (upkeep of the property, time spent with your «flatmate» in intergenerational housing schemes or your participation in community projects through voluntary work).

To gain access to this type of accommodation, you need to submit an application (the associated processing fees are still very affordable), and possibly attend an «interview» to meet your future flatmates.

- www.habitat-humanisme.org
- leparisolidairelyon.org
- afev.org
- fr-fr.roomlala.com
- www.colibree.fr
- www.timetcolette.fr
- ensemble2generations.fr
- www.crous-lyon.fr
- www.cohabilis.org
- caracol-colocation.fr
- student-place.com
- maisonarticle-1.eu
- generationsetcultures.fr

FAMILY HOMES

The student is housed with a family in exchange for services such as babysitting, tutoring, homework help, etc.

The rent is low or non-existent. You need to take a close look at the accommodation conditions set by the individual renting out accommodation.

- cohomly.com
- www.toitchezmoi.com
- www.pap.fr

SHARED ACCOMMODATION

Never give money to get access to an advertisement or the owner's contact details.

- www.adele.org
- www.immojeune.com
- www.lesiteimmo.com
- www.appartager.com
- www.location-etudiant.fr
- www.pap.fr
- www.lacartedescolocs.fr
- www.seloger.com
- www.leboncoin.fr
- www.paruvendu.fr
- www.spotahome.com
- www.studapart.com
- www.locservice.fr
- www.initiall.immo
- www.locetcoloc.fr
- www.colocation-adulte.fr
- erasmusplay.com/fr

INTERMEDIAIRES

CRIJ

66 Cours Charlemagne | 69002 LYON
Phone: +33 (0)4 72 77 00 66
www.crijrhonealpes.fr

CLLAJ LYON

3, rue de l'Abbé-Rosier | 69001 Lyon
Phone: (0)4 72 07 87 17
www.rhonealpes-uncllaj.org/lyon

CROUS

59, rue de la Madeleine | 69007 LYON
Phone: +33 (0)4 72 80 17 70
www.crous-lyon.fr/logements/

CLLAJ DE L'EST LYONNAIS

8, rue du 8 mai 1945 | 69800 St Priest
Phone: +33 (0)4 37 25 02 19
www.rhonealpes-uncllaj.org/est-lyonnais/



HOUSE SHARES

ASSOCIATIONS

ESN COSMO LYON

Maison des Etudiants
25 rue Jaboulay | 69007 Lyon
Phone: +33 (0)4 37 37 43 00
contact@cosmolyon.com
<https://lyon.esnfrance.org/>

IStudent LYON

Facebook.com/lyon.erasmus
contact@istudent.fr
<http://istudent.fr/>



SUBLETTING

WHAT IS THE SUBLETTING ?

If you rent out a property - a studio, flat or shared room - without signing a lease (a rental agreement), you are considered to be subletting. Even if you are in contact with the landlord, if you do not sign a contract, you are subletting.

Subletting is prohibited in France, unless the owner of the flat (a private individual or a property management company) agrees to it in advance. If you sublet a property without the owner's agreement, you will not benefit from the protection or assistance offered to tenants (CAF, insurance for your property, etc.).

Good news: Subletting with the agreement of the landlord is becoming increasingly common in France! And this is good news for students taking part in international exchanges!

The number of students going on exchange or doing work experience (abroad or simply in another French city) is constantly increasing. Leaving on an exchange or work placement means leaving temporarily. And when you want to leave, you don't always want to hand back the key to an apartment, even if renting is expensive, because finding an apartment can be difficult.

In response to this need, a large number of companies now offer services to facilitate apartment «swaps». Depending on the terms and conditions, it is not always necessary to carry out a genuine swap: you can rent out your flat to other students

or not (only if you wish), and look for an apartment in your exchange/internship city. This accommodation may be available for a few days, half a year or a year. To take advantage of this service, you do not need to have rented out your original apartment.

Here are some examples:

Housing Anywhere

Short term, semester or year possible
www.HousingAnywhere.com

Student place via son dispositif Switch my room

Student-to-student rental and subletting platform
student-place.com

Sswitch

An agency specialising in sub-letting
swwitch.fr

VISITING A PROPERTY

QUESTIONS TO ASK

Prepare your questions before the visit so that you don't miss anything and check that the property matches the advert.

Ask for an initial meeting with the landlord (owner, estate agent, etc.) and keep these questions in mind.

Get confirmation of the meeting place and the name and telephone number of your contact person.

- What is the surface area of the property in m²?
- It is furnished or unfurnished accommodation?
- When will it be available?
- How much is the rent?
- What area is it in and what public transport links are there nearby?
- What do the charges include? (Please note: charges do not always include electricity, water and heating!)
- How much is the security deposit?
- Do you need a guarantor? If so, do you accept guarantors like Visale?
- Are there any other charges (fees, administration costs, etc.)?
- If you have a disability: what access is there to the building and/or floors (stairs, lift, etc.)? Is access to the building suitable?

POSSIBLE QUESTIONS FROM THE LANDLORD

The landlord will have a few questions to ask you during your first meeting with them (by telephone or e-mail) and during the visit to the property. Be prepared to answer any questions so that you're not caught off guard. If you like the property at the end of the visit, have your rental file ready so that you can sign the rental agreement straight away.

- Are you a student? An employee?
- What are your financial resources?
- Do you have a guarantor? Physical or Visale?
- Are you already a tenant somewhere?



YOUR HOUSING VISIT CHECKLIST

With the help of this housing visit checklist to guide you during your housing visits, you can pay attention to the details and questions that should help you in determining your choice of home. This housing visit checklist is for guidance only and can be customised to suit your needs.

Practical information about your accommodation	
Landlord/owner contact (name + telephone number)	
Home address	
Neighbourhood	
Date of availability	
Description of the accommodation	
Type (studio, T1, etc.)	
Unfurnished/furnished	
Single or shared	
Floor	
Lift/Staircase	
Accommodation costs (compulsory/additional)	
Rent	
Charges (which charges are included?)	
Security deposit (amount)	
Fees (application/agency)	
Your personal impressions	
The atmosphere in the accommodation	
Neighbours	
Rooms (personal/communal)	



MOVING INTO YOUR APARTMENT

BEFORE YOU MOVE IN

KNOW YOUR RIGHTS

As a student tenant, you have rights that your landlord must respect.
Your rights may relate to your lease, your housing and your day-to-day life in your housing.

Your rights as a tenant:

- You must have a home that is decent and in good condition so that you can live in it safely;
- The landlord is responsible for major repairs to the property and the communal areas of the building;
- The landlord must keep you informed if they decide to revise the rent in the tenancy agreement;

Contact directory

If you have any questions about your rights and obligations as a tenant, please contact one of the agencies below.

ADIL du Rhône - Lyon

9, rue Vauban, 69006 Lyon
To make an appointment:
Phone: +33 (0)4.78.52.84.84

The Rhône Housing Information Agency (ADIL) offers comprehensive, personalised advice on housing matters, including relations with professionals, procedures for obtaining social housing, contracts, lease insurance, rent and service charges, and home ownership. It's a mine of information on legal, financial and tax issues. It also provides an overview of the housing on offer.
www.adil69.org



ANIL

National Agency for Housing Information (Agence Nationale pour l'Information sur le Logement)
www.anil.org

ADELE

Association for the Economic Development of Student Housing (Association pour le Développement Économique du Logement Étudiant)
www.adele.org

LOCA-PASS

Provides support to help you become a tenant:
www.actionlogement.fr/l-avance-loca-pass

BEFORE YOU MOVE IN

PUT TOGETHER YOUR RENTAL FILE

Before you move in, you need to put together your rental file. You should prepare this file well in advance of your property search and/or visit. The better prepared you are, the quicker you'll find a home that meets your expectations.

Checklist of formalities

The documents making up the rental file that you will most often be asked to provide are:

DOCUMENTS TO BE PROVIDED



A photocopy of your identity document (ID card, passport ou residence permit)



Proof of student status (student card or school certificate)



Your bank details (RIB)



Proof of address signed and dated within the last 3 months. *



Proof of income (tax assessment, employment, contract, last three pay slips, etc) **



A guarantee deed (Guarantor) by a natural or legal person or the Visale guarantee

* If you are unable to provide this document, please provide a written document explaining your situation and a sworn statement of address instead.

** In the case of an internship or university exchange, you can provide your internship agreement or your letter of admission for your studies at Lyon 2.

BEFORE YOU MOVE IN

Find a guarantor

Most landlords require a guarantor. This person can either be a resident of France (someone who undertakes to pay your rent if you are unable to do so), or a French organisation prepared to act as your guarantor.

PHYSICAL GUARANTOR

Whether or not the guarantor is of French nationality, if you have a guarantor residing in France, here is an indicative (but not definitive) list of the documents he/she must provide:

- Copy of family record book
- Bank or post office details
- Photocopy of the last 3 proofs of income (as a general rule, the landlord requires the tenant or their guarantor to provide proof of net monthly income, i.e. after tax, of an amount equal to or greater than 3 times the rent).
- Photocopy of the last rent or property tax receipt (if owner)
- Photocopy of the tax or non-taxation notice for the previous year
- Photocopy of identity card

Don't have a guarantor living in France?

VISALE

The VISALE scheme is open to all students under the age of 30, regardless of the type of accommodation they live in (private landlords or student residences).

VISALE is a free Action Logement scheme. The VISALE procedure is compulsory for exchange students applying to the CROUS for university residence.

For more information, visit the website: www.visale.fr

Tip: if you are over 30 and don't have a physical guarantor, you can turn to your bank or private platforms [Garant me](#).

BANK GUARANTEE

The bank undertakes to pay any rent not paid by the tenant (who now holds an account with the bank).

You will be obliged to block a certain amount of money, which may be negotiable. The amount of money that needs to be blocked depends on the bank, but it is calculated on the basis of a certain number of months' rent (the equivalent of a few months' rent up to a sum equivalent to the amount of rent for the duration of the lease).

Application fees range from €20 to €100. Contracts are subject to an annual fee equivalent to 1 to 2% of 12 months' rent for one year's bank guarantee.



BEFORE YOU MOVE IN

THE TENANCY AGREEMENT

The tenancy agreement is the document that sets out all the details of the property you are going to occupy. You would normally expect to find the following information in your tenancy agreement:

- The name and address of the owner and their authorised representative;
- The name of the tenant or tenants;
- The words «bail d'habitation» (residential lease);
- The date on which the lease contract begins to apply and its duration;
- A precise description of the property and its facilities (address, living area, balcony, etc.);
- The amount of the rent and the method of payment (bank transfer, etc.);
- The amount of security deposit;
- The amount of the last rent paid by the previous tenant;
- An incoming inventory of fixtures and a certificate of home insurance, which will be attached to the tenancy agreement when it is signed.

Please note: the landlord does not have the right to include the following information on the lease contract:

- > A home insurance policy of their choice, which they impose on you ;
- > A ban on visits from people who do not usually live under your roof;
- > To hold you automatically responsible for any damage to the property;
- > To dictate how you pay your rent.

THE SECURITY DEPOSIT

The security deposit is a sum paid before you move in. This sum must be paid directly to the landlord by the tenant or by an intermediary organisation such as Action logement or Fonds de Solidarité pour le Logement. The amount must be stated in the tenancy agreement when it is signed. The amount can vary between 1 or 2 months' rent excluding charges (depending on whether the property is furnished or empty).

Payment of this sum will cover any damage to the property that is discovered when you leave. Damage due to normal wear and tear of the property or damage already noted at the time of the incoming inventory of fixtures does not constitute grounds for non-refund of the security deposit.

This sum will be returned to you in full or in part no later than 2 months after your actual departure from the accommodation and the handover of the keys.

If your landlord refuses to return your deposit without a valid reason, find out how to proceed on [the website: service-public.fr](http://the-website:service-public.fr)

THE GUARANTEE DOCUMENT

The financial guarantee, which is often confused with the security deposit, does not involve the payment of money to the landlord. It is a legal document that stipulates that a person or organisation, known as a financial guarantor or third-party guarantor, undertakes in writing to pay the rent in the event of default or inability on the part of the main tenant. The guarantor is therefore the person or organisation taking on this responsibility.

For more information, visit the website: service-public.fr

BEFORE YOU MOVE IN

INCOMING INVENTORY OF FIXTURES

The incoming inventory of fixtures must be carried out when the keys are handed over (often on the day the tenancy agreement is signed) and must be attached to the lease contract. It is an essential step, as the return of your deposit depends on this document.

The landlord and the tenant must draw up the inventory of fixtures together, sign the document and sign two copies for each party. This document must include a clear description of the property.

It is important to note down everything clearly and in detail (the condition of the floors, ceilings, equipment, stains, cracks, etc.) to avoid any disputes when you leave (outgoing inventory). Pay close attention to any damage and inform the agency or the owner as soon as you notice a problem. If the damage or defects are not noted at the outset, the owner may decide to retain part or all of the deposit.

Tip: take photographs of any damage to the property and add them to the incoming inventory of fixtures, which will be attached to the tenancy agreement. Make sure there are two identical versions :one for you and one for the landlord.



SETTLING INTO YOUR HOME

Taking out home insurance

Home insurance is compulsory before you move in and will be required before you sign the lease.

Home insurance provides financial protection against any damage to your home or personal possessions (flood, fire, etc.)

Third-party liability insurance can be included in your home insurance policy.

Third-party liability insurance may be required for school outings.

How do I take out student home insurance?

You need to assess your specific needs before choosing your home insurance. Then you need to compare the offers and choose the one that's best for you.

You can take out home insurance with:

- A private insurance company (SMERRA, LMDE, HEYME, etc.)
- Your bank

You can also compare offers online via specialist sites such as selectra.info or lelynx.fr.

SETTLING INTO YOUR HOME

CONNECTING THE GAS, WATER AND ELECTRICITY SUPPLY

If water, gas and electricity are not included in the charges, i.e. in the rent for the property, then you will need to take the necessary steps to gain access to these utilities.

These procedures are carried out by telephone or online. You will need the meter number and, if applicable, the name of the previous tenant...

■ **GDF SUEZ (gas): 09 69 399 993 * ou [particuliers.engie.fr](#)**

■ **EDF (electricity) : 3004 ou [edf.fr](#)**

■ **Direct Energie (gas and/or electricity):
0 970 806 969 * ou [www.totalenergies.fr](#)**

■ **Veolia (water): 0810 000 777 * ou [eau.veolia.fr](#)**

■ **Eau du Grand Lyon (water):
+33 (0)9 69 39 69 99 * or
[agence.eaudugrandlyon.com](#)**

* Chargeable number - price of a local call per minute

FURNISHING YOUR APARTMENT

It's not always easy to furnish your home when you move in, especially if you're moving into unfurnished accommodation. Here are some good ideas for cheap furnishings and equipment:

Buying second-hand

It will cost you less to buy second-hand equipment or furniture, especially as you won't necessarily be able to return the items you've bought once you have completed your higher education studies.

So it's better to buy functional items rather than new ones!

- [emmaus-lyon.org](#)
- [www.fndsa.org](#)
- [www.leboncoin.fr](#)
- [rhone.envie.org](#)
- [trira.com](#)
- [donnons.org](#)
- [www.geev.com](#)
- [mytroc.fr](#)
- [www.visiterlyon.com](#)
- [www.armeedusalut.fr](#)
- [www.pucesducanal.com](#)

Lending, bartering or donating items

Some associations have set up grants for the most disadvantaged students to enable them to buy equipment without paying any money or at very low prices:

- [esnlyon.org](#)
- [www.eco-loc.com](#)
- [www.helloasso.com](#)
- [www.toutdonner.com](#)
- [donnons.org](#)
- [www.geev.com](#)

TELEPHONE AND INTERNET SUBSCRIPTION

If you wish to open an internet connection (not always included in the accommodation charges) and a telephone line, you will need to arrange this with a telephone/internet operator: Orange, SFR, Bouygues, Free, Sosh, etc.



LEAVING YOUR ACCOMMODATION

Have you finished your studies in Lyon?
Are you moving house soon?
Before you leave your home, there are a few things you need to do to leave with peace of mind.

Planning your departure

It is important to respect the month's notice specified in the lease agreement. One month's notice is the period between the tenant's notice to leave and the actual date of departure.

You must send a registered letter with acknowledgement of receipt to your landlord or letting agency at least 1 month in advance to notify them of your departure (3 months in advance if your property is located outside Lyon and its conurbation.)

Remember to declare your change of address online and in a single operation to several organisations (CPAM, CAF, EDF, etc.) on the website: service-public.fr

OUTGOING INVENTORY OF FIXTURES

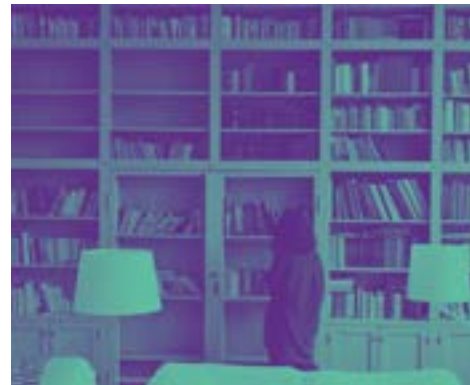
Before agreeing a day to carry out the inventory of fixtures, you should clean the flat thoroughly and check that you have not caused any damage. If any damage has occurred, you should carry out any necessary repairs (e.g. repair a tap).

You must be accompanied by the landlord on the day of the outgoing inventory of fixtures. Together, you will agree on a day to tour the property with the incoming inventory of fixtures form, so make sure you have a copy of this document.

You must be able to compare the condition of the property when you move in and when you move out.

Cancelling contracts and subscriptions

Don't forget to cancel your telephone/internet subscriptions and your water, electricity and gas contracts with the suppliers you have subscribed to, so that you don't continue to pay for a home you no longer occupy. Plan ahead by taking the necessary steps 1 or 2 months in advance.



RETURNING YOUR SECURITY DEPOSIT

The landlord must return the security deposit to you within 1 month of completing the outgoing inventory of fixtures and you returning the keys, or 2 months later if the landlord has noted any damage and must deduct it from the security deposit.

In the event of a dispute, you can obtain information from legal associations or from the following website: service-public.fr

Assurance Multirisques Habitation/ Comprehensive home insurance: It covers you in the event of damage to your accommodation or your belongings.

Bail/Lease: Rental contract drawn up between the landlord and the tenant specifying their respective rights and obligations.

Canut : A style specific to the Croix Rousse district, these are the former workplaces of silk weavers known for their very high ceilings, now converted into flats.

Dépôt de garantie/Security deposit: A sum of money to be paid when the lease is signed, which is returned to the tenant when he/she vacates the premises if he/she has paid the rent correctly and has not damaged anything in the flat (at least equal to one month's rent).

Heating: The heating system may run on natural gas or electricity. Electric heating is often more expensive than gas heating.

Charges comprises/Charges included: Some properties include utilities (electricity, water, heating) in the total rent.

Duplex : A two-storey flat.

Equipped or Non-Equipped: The kitchen may or may not be equipped with an oven, fridge, etc. Often «non-equipped» kitchens have just one sink with a cupboard underneath.

État des lieux (d'entrée et de sortie)/ Incoming or Outgoing inventory of fixtures: Document signed by the owner (or the management company) = the property management company responsible for maintenance and collection of rent and charges) and the tenant, who describes the condition of the flat.

Frais de dossier/File administration costs: Fees to be paid if you rent your home through an estate agent (approximately €12 to €15 per square metre of living space).

Garant/Guarantor: A person resident in France or an organisation acting as guarantor.

Furnished vs Unfurnished: A furnished flat is rented with everything you need to live already installed (sofa, bed, desk). In an unfurnished flat, you need to bring your own furniture.

Note: Furnished flats can be more expensive as you pay for normal wear and tear and the deposit is also more expensive.

Mezzanine : An apartment with one "floor" open to the space below, high enough to allow movement.

Quittance de loyer/Rent receipt: A document showing the sums paid by the tenant for a given period.

Régie/Management: Estate Agency.

APPENDICES



Consult the interactive map of the city of Lyon with house price levels by geographical area.



Download the TCL mobile application to find your way around Lyon and its public transport network more easily.

USEFUL NUMBERS

115 : For information on emergency accommodation and basic needs

112 : Emergency services from a mobile phone

15 : Samu/Ambulance

17 : Police

18 : Fire brigade

+33 (0)4 72 11 69 11 : Poison control center



CREATION - Academic year 2024-2025

International Relations Office

Communications, Events and Protocol Department Université Lumière Lyon 2

© **IMAGE CREDITS** Alexis Grattier / Jake Ingle /

Katarzyna Bialasiewicz / Radu Marcusu / Tristan Deschamps / Communications, Events and Protocol

Department Université Lumière Lyon 2

INTERNATIONAL RELATIONS OFFICE

CONTACT :

International Student Office



La Région

Auvergne-Rhône-Alpes

Erasmus+

Enrichit les vies, ouvre les esprits.

