



HOUSING GUIDE FOR INTERNATIONAL STUDENTS & RESEARCHERS

Finding housing is an essential part of your preparation for arrival at Université PSL as an international student or researcher.

The PSL Welcome Desk and the PSL Housing Service have compiled this guide to help you understand your options and give practical information about the French housing system.

We encourage you to start your search early and contact us if you have any questions.

NOTES :

The information provided is for reference only and is not contractually binding on PSL University. The information has been compiled from various government websites and based on the PSL Welcome Desk's experience; however, it is subject to change depending on changes to services or other factors. Please feel free to email us at welcomedesk@psl.eu with any questions or comments.

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SUMMARY:

BEFORE YOU START YOUR SEARCH	3
Search Criteria	3
PSL and Other Housing Services	4
Prepare Your Rental Application File	5
The guarantor ("le garant")	5
THE SEARCH FOR HOUSING: OPTIONS	6
Long-Term Housing	6
Temporary and Short-Term Housing	9
Preparing for the housing visit	10
ONCE YOU HAVE FOUND HOUSING	10
Signing the Lease	10
Insurance and Utilities	11
Financial Aid	12
Legal Aid	13
MOVING OUT	13
Notice of Leave ("Le préavis")	13
Move-out inspection ("L'état des lieux de sortie")	14
Cancelling Utilities	14
Change of Address	14

BEFORE YOU START YOUR SEARCH

Search Criteria

Demand for housing in Paris and its suburbs may make it difficult for you to find a solution that fits all your criteria in terms of price, surface area, location, and facilities. In fact, demand for housing in the Paris region is six times more than supply, leading to intense competition. Even if you're being assisted by a housing service, be sure to submit several applications at the same time, and don't put all your hopes on just one application.

Define your rental budget

Setting a maximum budget is crucial to avoiding unpleasant surprises and maintaining your financial stability. The monthly rent, which is a fixed sum, will not vary for the duration of your rental. However, do not forget to take into account additional charges, such as water and electricity, which can vary from year to year. Note that you must have at least €200 per month to live on once you have paid expenses like rent, insurance, transport, university fees.

Rental price range in the Parisian region (Île-de-France) Average monthly price (including utilities*)		
Accommodation type	Paris	Parisian region (outside of Paris)
Room in a host's house	From €700	From €600
Room in a co-living house	From €800	From €700
Studio in a student residence (type CROUS)	Between €400 and €600	Between €400 and €600
Studio (18m ²)	Between €800 and €1.000	Between €700 and €900
2 rooms apartment (35m ²)	From €1.200	From €900
3 rooms apartment (50m ²)	From €1.400	From €1.100

*Excluding gas or electricity

In general, you should budget €700-1.000 for rent in Paris and €600-900 in the Paris region for single-person housing (room, roommates, or studio). If you are a researcher with a family, expect to pay around €1.200 for a two-room apartment in Paris and €900 in the Paris suburbs, and at least €1.400 for a three-room apartment in Paris and at least €1.100 in the suburbs.

For a studio apartment, size can range from a minimum of 9 m² to approximately 20 m². The smaller the surface area, the higher the price per square meter.

There are less expensive options available, especially if you choose other types of housing: room in a host family's home, housing in exchange for services, social housing if you meet the income criteria (note that availability for this type of housing is very limited), etc. In addition, the farther you move from Paris, the lower the rent becomes.

LEARN MORE

Remember to check out our budget guide.

Identify your preferences

Identify what type of housing is acceptable to you in terms of surface area, furnished or non-furnished, sharing space with other students, or a room in a private household. There are many options, so choose what suits you and your lifestyle.

Identify your Location

It is essential that your accommodation is within easy walking distance of public transportation. Please note that the public transportation network in Paris and its immediate suburbs is very well developed.

You must also think about your daily needs: supermarket, laundry, etc. Living less than 1 km from your place of study may not necessarily be the best choice! Consider extending your search and find neighborhoods you may like, before choosing the one that's most convenient for you. The average commute in the Île-de-France region (Paris and its suburbs) is about 45 minutes.

PSL and Other Housing Services

Before you start your search, be sure to contact your PSL school or the or [the PSL Housing Service](#) to see if they have a housing option for you. [Remember to check the PSL Housing Service webpage.](#)

PSL Welcome Desk

The PSL Housing Service has allotted the PSL Welcome Desk 35 rooms to attribute to eligible international students. In accordance with PSL Housing Service policy, for international students, priority is given to master students. Please email the PSL Welcome Desk for more information. For the fall semester ("*la rentrée*"), which starts in September, requests are collected from February to April; the committee meets at the end of May; and the decision is announced at the beginning of June.

Campus France Housing Service

If you have obtained a scholarship from the French government through Campus France, you will benefit from their housing assistance service. Contact your Campus France office for more information.

CROUS Residences

The [CROUS](#) ("*Centre régional des œuvres universitaires et scolaires*") is a public administration, organized by academic region, that provides housing, dining, financial aid, and other student services. CROUS residences are often located near university sites and are subsidized by the French state, allowing for a comparatively lower rent than private housing. This accommodation is primarily intended for domestic students with need-based scholarships ("*bourse sur critères sociaux*"), although a second cycle has been introduced each July to provide access to incoming international students who do not necessarily have need-based scholarships. There may be additional vacancies throughout the year.

If you do NOT have a "[Dossier Social Etudiant](#)" (DSE), which is most likely the case for international students, then you can apply for CROUS housing in one of the following ways:

- Apply through the PSL Welcome Desk (see above).
- Apply directly to the CROUS: [for more information on how to apply to a CROUS residence, please see the French Public Service web page.](#)

IMPORTANT

If you think you are eligible for a "*Dossier Social Etudiant*", then you must prove that you have had a tax household in France for the past two years (i.e., your parents or legal guardian pay taxes in France).



International researchers, including doctoral students with a hosting agreement ("*convention d'accueil*") and/or contract, postdoctoral research associates, visiting professors, lecturers, and accompanying family: [please see the Euraxess Housing Guide for additional guidance](#).

Prepare Your Rental Application File

You can prepare your rental application file in advance. A solid rental file can put you at the top of the candidate list. It shows the landlord that you are the ideal candidate: serious, motivated and reliable. Feel free to use [the government's "Dossier Facile" service](#), which allows you to securely put together a digital rental application.

Here are the essential elements of a solid file, which you can assemble before you start applying for housing:

- A copy of your passport;
- A copy of your student card / doctoral contract / *convention d'accueil*, if applicable;
- A certificate of school enrollment, if applicable;
- Your two last tax declarations, if applicable;
- Your valid resident permit, if applicable;
- All proof of financial resources (pay slip, scholarship, work contract, bank statement or other document showing your financial resources);
- Generally, you will be required to provide a guarantor ("*garant*").

LEARN MORE

- Consult [the ANIL website to learn more about the documents the landlord might ask you to provide](#)
- [More information about the guarantor on Dossier Facile](#).



IMPORTANT

[The search for housing is rife with online scams](#). Be careful about the listings you apply for and never send confidential documents if you suspect a scam. **Never send money before signing the lease.**



The guarantor ("le garant")

The "*garant*" is a financial term describing an individual or entity who promises to pay rent in the event that the tenant is unable to do so. A guarantor is often required before signing a lease. If the guarantor is an individual, you will also need to provide all the necessary documents listed above for the person acting as your guarantor. If you do not have an individual guarantor, you can also use services such as Visale (free, subject to eligibility requirements) or Garantme.

Visale

The [Visale guarantor](#) is a service for students and young people under 30, in place of a physical guarantor. An initiative of [Action Logement](#), it guarantees payment of the rent if the tenant is unable to pay and is valid for the duration of your contract with the possibility of renewal. The Visale application must be [submitted online](#) and requires proof of visa or residence permit among other supporting documents. Note that the landlord is not required to accept the Visale and that you must confirm with them.

The Visale has a fixed period of validity, 6 months from the date of your request, and your lease must be signed within this validity period. You do not have to renew your visa when it expires unless you change accommodation.

IMPORTANT

Note that though the certificate issued by Visale is called a "visa," but this is unrelated to a visa issued by the consulate.



Unpaid Rent Guarantee (Garantie Loyers Impayés – GLI)

The GLI allows a third-party organization, such as Garantme, Cautioneo, or even your bank, to act as guarantor for the payment of rent in the case of difficulties. This type of guarantee for those who are not eligible for Visale.

[Garantme](#) is a paid rental guarantor service. It has no age limit and accepts documents in any language. The fee for this service is fixed at 3.5% of the total rent, all charges included. Until the lease is signed, no payment is required. If you have not yet started searching for your accommodation, Garantme can help through its partnership network.

THE SEARCH FOR HOUSING: OPTIONS

Long-Term Housing

Common types of housing options include:

- Renting from a private landlord, either directly from the owner or through an agency (note that if you go through an agency, you will be charged agency fees, viewing fees, and move-in inspection fees.);
- Income-based subsidized housing;
- University housing (private, nonprofit, or CROUS public residences);
- Other types of housing (intergenerational housing, young worker residences, etc.).

La Cité internationale universitaire de Paris (CIUP)

[La Cité internationale universitaire de Paris](#) is a campus of residences for international students and researchers. It is classified as a private national foundation and is not affiliated with any specific university. Each residence ("maison") has its own history and is sometimes linked to a particular country. The PSL Welcome Desk does not have a partnership with the Cité internationale de Paris, but it is possible to [apply as an individual](#) without an institutional code. **It is generally recommended to do so**, as the campus is easily accessible and close to several Université PSL schools.

Private residences for students

This type of residence is managed by a company, association, or foundation.

[Note: the following lists are neither endorsements nor promises of availability.]

APL subsidized housing ("logement conventionné APL")

This is housing for which the owner has signed an agreement committing to renting the property to low-income tenants. The rent is therefore capped. Note that availability is very limited in Paris, but there are some options in the inner suburbs.

PSL partners:

- [Espacil Habitat](#)
- [Fac Habitat](#)
- [ALJT](#)

Other providers:

- [Association de Résidences pour Etudiants et Jeunes \(ARPEJ\)](#)
- [Hénéo](#)
- [ALFI asso](#)

Private sector housing ("logement secteur libre")

PSL partners:

- [Estudines](#)
- [Nomad Campus](#)
- [Twenty-campus](#)

Other providers:

- [Kley](#)
- [Nexity Studéa](#)
- [Logifac](#)
- [Student Factory](#)
- [Studélites](#)
- [Youfirst](#)
- [StudyLease Platform](#)

Private residences for researchers:

- [Résidence internationale d'enseignants-chercheurs Champollion](#)
- [Maison Suger](#)
- [Villa Pasteur](#)
- [Centre international des Récollets](#)

GOOD TO KNOW

The above residences for researchers accept couples. The Cité Internationale de Paris accepts couples with children. The Centre International des Récollets also accepts children, limited to two, as the units are large studios without separate bedrooms.



Young Worker Residences ("Foyers de jeunes travailleurs")

Young Worker Residences ("Foyers de jeunes travailleurs (FJT)" or "Habitat jeunes") are residences that house 16 to 30-year-olds at affordable rents. Tenants often include young workers and trainees.

- [L'Etape](#)
- [Association pour le Logement des Jeunes Travailleurs](#) (ALJT)
- [Centre du Logement des Jeunes Travailleurs](#) (CLJT)
- [Association des Résidences et Foyers des Jeunes](#) (ARFJ)
- [Union Nationale pour l'Habitat des Jeunes](#) (UNHAJ)

Private accommodation

[Beware of scams](#), especially when looking for private accommodation.

- [Lokaviz](#) : platform operated by the CROUS
- [Studapart](#)
- [Spotahome](#)
- [Jinka](#) (application)
- [Particulier à Particulier](#) (PAP)
- [Le Bon Coin – Rubrique location](#)
- [SeLogger](#)
- [Immojeune](#)
- [Loc Service](#)
- [Entre Particuliers](#)
- [Viva Street](#)
- [Paru Vendu – Rubrique location](#)
- [Flat Looker](#)
- [Studyrama Logement](#)
- [Location Etudiant](#)
- [Roomlala](#)

Flat sharing ("colocation")

Be sure to check with your future landlord how the shared rent will be managed. [More informations about flat sharing rules here](#).

- [CoopColoc](#)
- [La Carte des Colocs](#)
- [A Partager](#)
- [Wellow House](#)

Homestay

- [Bemynest](#)
- [Lingui Family](#)

Intergenerational living

- [Ensemble 2 générations](#)
- [Cohabilis](#)
- [Le Pari Solidaire](#)

Temporary and Short-Term Housing

Temporary housing

Many French consular offices require that you provide a French residential address in your visa application. At this stage of the process, it is too early to look for housing, since this step depends on obtaining your visa. You can provide your school or office address, the address of someone you know who agrees to host you, or a hotel. If you are required to show proof of housing, then we suggest making a hotel reservation that can be cancelled free of charge. This solution will allow you to provide proof of an address while maintaining some flexibility while you await the decision on your visa application.

GOOD TO KNOW

Looking for housing remotely can be complicated, and it's often not a good idea to sign a lease without first visiting it in person. However, if the proposed accommodation is a university residence or a student residence, this is a common practice and generally involves fewer risks. If you're looking for housing on the private rental market, directly from a landlord or through an agency, we recommend that you first consider a temporary housing solution, such as a youth hostel, staying with someone you know, or affordable hotel. This will allow you to conduct your search and view the properties in person before making a commitment.



Short-term housing

The CROUS offers short-term accommodation at preferential rates. Find more information on the [CROUS web page dedicated to short-term stays](#). The CROUS also offers the [Bed&Crous program](#). Whether you're a student or a researcher, this program allows you to stay for short- and medium-term stays in CROUS university housing. The CROUS does not offer any short-term housing options in the Paris region.

Les [Estudines](#) also offers options for short-term stays for students, notably at the Descartes and Davout residences. This option, available for stays of 30 nights or more, can be less expensive than a youth hostel and includes certain services, such as cleaning. If you're interested, please contact the PSL University Housing Service to check availability and learn about the application process.

Some research residencies also offer short-term stays:

- [Résidence internationale d'enseignants-chercheurs Champollion](#)
- [Résidence les Carmes](#)
- [Villa Pasteur](#)
- [Centre international des Récollets](#)

To learn more as international researcher about short-term stays, do not hesitate [to check the CIUP guide](#).

Preparing for the housing visit

It is important to get to know the environment of the accommodation you have chosen: the ambiance, traffic, nature, entertainment.... In Paris, the living environment can change completely from one street to the other!

Additionally, before making an appointment for the visit, be sure to ask for as much information as possible and find out more about the landlord (in particular, to gather any feedback, or to find out how long the property has been rented out, for example).

Finally, be sure to specify the guarantees or income requirements. There is no point in coming if these requirements are too demanding! In the private rental market, applicants must generally have an income that is at least three times the monthly rent.

When you go to visit the apartment, be sure to present yourself well and arrive on time. The impression you make could be decisive in the landlord's decision.

ONCE YOU HAVE FOUND HOUSING

Signing the Lease

Beware of illegal practices

You may be asked for a reservation check or similar payments. **The law is clear: requesting a reservation check is illegal, as is any payment made before the lease is signed. In general, don't pay anything until you have a signed lease and the keys!!**

Similarly, be aware of illegal lease drafting fees. Only a real estate professional can claim fees, which are regulated by [the Alur law](#).

Pay attention to the content of the lease

Make sure that the contract details rental charges and does not include any unreasonable clauses. Note that the lease must be signed in duplicate (identical), one copy of which you will keep.

LEARN MORE

[Do not hesitate to visit the Service Public website dedicated to the lease.](#)

Move-in inspection ("état des lieux")

This is a housing inspection you do with the landlord or the agency. Pay close attention to the state of the accommodation, take photos, and do not hesitate to mention the slightest defect. This will determine whether or not you get your deposit back when you leave. Be sure to carefully check the humidity of the accommodation, the condition of the walls and ceilings, the electrical installations, the ventilation, the water supply and any leaks, any appliances if present, the heating, and anything else you consider important.

For furnished accommodation, check the equipment and its condition. You will need to find all the furniture and basic equipment you will need for daily life, and [the law has set a list of minimum requirements for furnished accommodation](#).

After signing the move-in inspection (again, in two identical copies, one of which you keep), please note that you have 10 days to report any malfunctions or defects not noted at the time of signing. Feel free to email the landlord to have these items added to the move-in inspection report, respecting the deadline.

LEARN MORE

[Advice from Garantme on what to check during the move-in inspection \("état des lieux d'entrée"\).](#)

Insurance and Utilities

Home Insurance

In France, home insurance (separate from civil liability insurance) is mandatory for tenants. The cost of home insurance depends on the characteristics of your accommodation: area, number of rooms, number of occupants, etc.

Accommodation type	Monthly price	Annual Price
Independent studio of 20m ²	€8	€97
Apartment of 30m ² (2 rooms)	€9	€111
Shared apartment of 40m ² (2 bedrooms)	€11	€131
Apartment of 60m ² (3 rooms, family with child)	€13	€154

For home insurance, expect to pay €6-€15 per month, depending on the size of your home, and €70-€170 per year.

Many organizations offer this service, usually at a discounted rate for students. In addition, if you have a bank account in France, contact them and ask if they offer home insurance at a preferential rate.

GOOD TO KNOW

Université PSL has partnerships with [SMENO](#), [SMERRA](#), and [HEYME](#). Email welcomedesk@psl.eu to find out more.



Gas and electricity

In some types of housing, particularly shared apartments, CROUS housing, or rooms in private homes, the utility bills generally include electricity, heating, and water. In most cases, you'll need to sign up for a monthly electricity plan and sometimes a gas plan.

For electricity, expect to pay about 60€/month for a single person in an 18m² studio, €75/month for a single person in a 30m² apartment, and €120/month for two people in a 50m² apartment. If you have gas heating, expect to pay about the same amount for both gas and electricity combined.

GOOD TO KNOW

[Study watt](#) is a free service partnered with PSL that helps you through the process of signing up for an electricity plan (green energy) to find the best rate. Promo code: **PSL**.



Internet subscription

While you can use free Wi-Fi on campus, you'll probably need to subscribe to an internet package for your home. For a room or a studio, you can choose a package that costs around €20- €30 per month, which may include additional services. If you choose a mobile package and an internet package from the same operator, it is advisable to choose a "box + mobile" package, because it's cheaper. Before subscribing, remember to learn about the rules associated with your contract's cancellation.

Financial Aid

Several aid calculators are available to help, including the [1jeune1solution calculator](#).

CAF Aid

The [Caisse d'Allocations familiales \(CAF\)](#) is part of the French Social Security system. One of its roles is to provide housing assistance, which include, the Personalized Housing Allowance (APL), the Social Housing Allowance (ALS), and the Family Housing Allowance (ALF).

As a researcher with regular status in France, you can [apply for housing assistance from the CAF](#). You may or may not be granted this assistance, depending on your family composition and income. [Use the CAF's online calculator to check your eligibility](#).

Students who are nationals of the European Union, the European Economic Area, and Switzerland are also eligible.

Since July 1, 2026, non-EU students are no longer eligible for this housing assistance, except in the following cases:

- Students benefiting from a CROUS need-based scholarship;
- Students who are employed (pending further clarification);
- Students with an apprenticeship contract;
- Refugees or stateless students.

IMPORTANT

Keep in mind that it can take several months for the CAF to process an application. If you are eligible for aid, it should be considered as a bonus for your budget.



LEARN MORE

Feel free to visit [the CAF website for information on recent changes to the eligibility requirements for APL for international students.](#)



CROUS Aid

The [CROUS offers specific financial aid](#) that is paid directly to students after their situation has been assessed by the CROUS social services.

Local Aid

The Housing Solidarity Fund ("*Fonds de Solidarité Logement*" - FSL) is intended to help tenants pay off rental debt. Applications are submitted through the social services office in your city or department of residence.

The [*Comité Local pour le Logement Autonome des Jeunes de Paris*](#) (CLLAJ) helps young people aged 18 to 29 find temporary housing.

The City of Paris offers a [housing allowance called AILE](#) ("*Aide à l'installation dans un logement pour les étudiants*"). This is a one-time grant of up to €1,000 designed to help students in precarious financial situations, particularly scholarship holders, find housing exclusively in Paris's private rental market.

L'AVANCE LOCA-PASS

You may be eligible for [AVANCE LOCA-PASS](#), a loan that helps you pay the security deposit.

Legal Aid

Should you need legal advice concerning your living situation:

- [ADIL-ANIL \(Agence départementale d'information sur le Logement de Paris\)](#)
- [APASO: free legal advice](#) offered to international students.
- [Ville de Paris: free legal aid from the City of Paris.](#)
- If you live outside Paris, check with your local city hall for free legal services.

Note that legal processes can be long and time-consuming.

MOVING OUT

Notice of Leave ("*Le préavis*")

Before moving out, you must notify the landlord within the timeframe set by law, known as the "*délai de préavis*." This period is typically one month for rentals in Paris and its suburbs. The letter notifying the landlord of your move must be sent by registered mail with return receipt ("*lettre recommandée avec accusé de réception*") or delivered in person in exchange for a signed receipt. Feel free to use [this sample notice letter](#) to draft your letter of departure.

LEARN MORE

- [To get further details about the *préavis*, please check out the Service Public website.](#)

Move-out inspection ("*L'état des lieux de sortie*")

As with the move-in inspection, a move-out inspection must be conducted. The date is set upon receipt of the notification letter by the landlord or the agency. A comparison between the move-in and move-out inventory will serve as a reference for identifying any damage and determining liability. Based on this, the landlord will decide whether to return all or part of your security deposit.

IMPORTANT

Any deduction from the security deposit must be justified by documentation showing the amounts deducted (for example, invoices for repairs made because of the damage found).



You must keep your French bank account open until the security deposit is returned to avoid complications with the refund of your security deposit.

Cancelling Utilities

Be sure to cancel your electricity and/or gas contracts, as well as your internet service. If you're moving, you can simply transfer your contracts to your new address.

Change of Address

If you move, be sure to update your address with your school, employer, health insurance, prefecture, tax services, etc. Note that many French administrative processes are based on your address, and so it is important that your accounts are up to date to prevent delays in service. [This tool allows you to manage address changes with the main French administrative services.](#)

CONTACT THE PSL WELCOME DESK



welcomedesk@psl.eu



[PSL Welcome Desk - Web Pages](#)



[Book an Appointment](#)