

# Accommodation Guide

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2025-2026



UNIVERSITY  
OF LONDON  
INSTITUTE  
IN PARIS



# Your guide to finding accommodation

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

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

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

Bon courage et à bientôt!



## Need help?

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

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

email: [contact@ulip.lon.ac.uk](mailto:contact@ulip.lon.ac.uk)

web: [london.ac.uk/institute-paris](https://london.ac.uk/institute-paris)



# Meet the Student Services Team



**Claire Miller-Bersoullé**  
*Head of Student Services*



**Catherine Duperray**  
*Student Experience Officer*



**Malo Ito**  
*Student Services Officer*

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

Callum Rye, BA in French Studies student



# Paris, your new home!

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

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

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

37

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

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





# 500

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



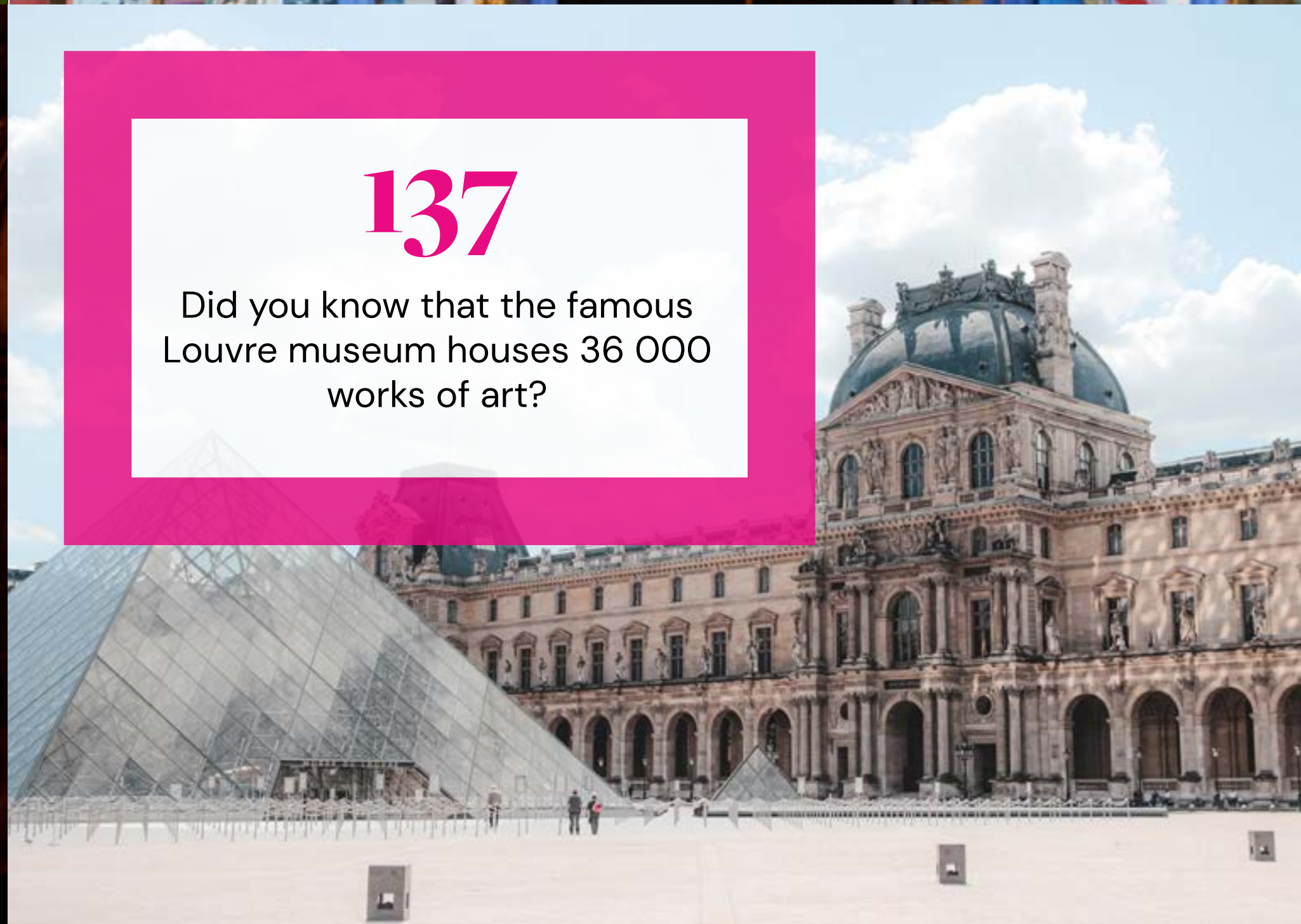
# 756

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



# 384

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



# 137

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



# 1

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



# Find Somewhere to Live

Familiarise yourself with a Paris map and locate the Institute in Paris

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Do some research on areas / arrondissements

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

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

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Individual private accommodation

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Flat sharing

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Living + working

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Room or studio at Cité internationale universitaire

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Private hostel for students

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Start planning early

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Apply as soon as possible for halls, CIUP or hostels

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Plan to visit Paris to view flats

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Contact the Student Services team for individual advice

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Contact current/prospective students on the Facebook group

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Search online on housing websites and use notice board at the Institute in Paris

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

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Rent can include or exclude services charges and/or taxes

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Don't forget to estimate your housing benefit

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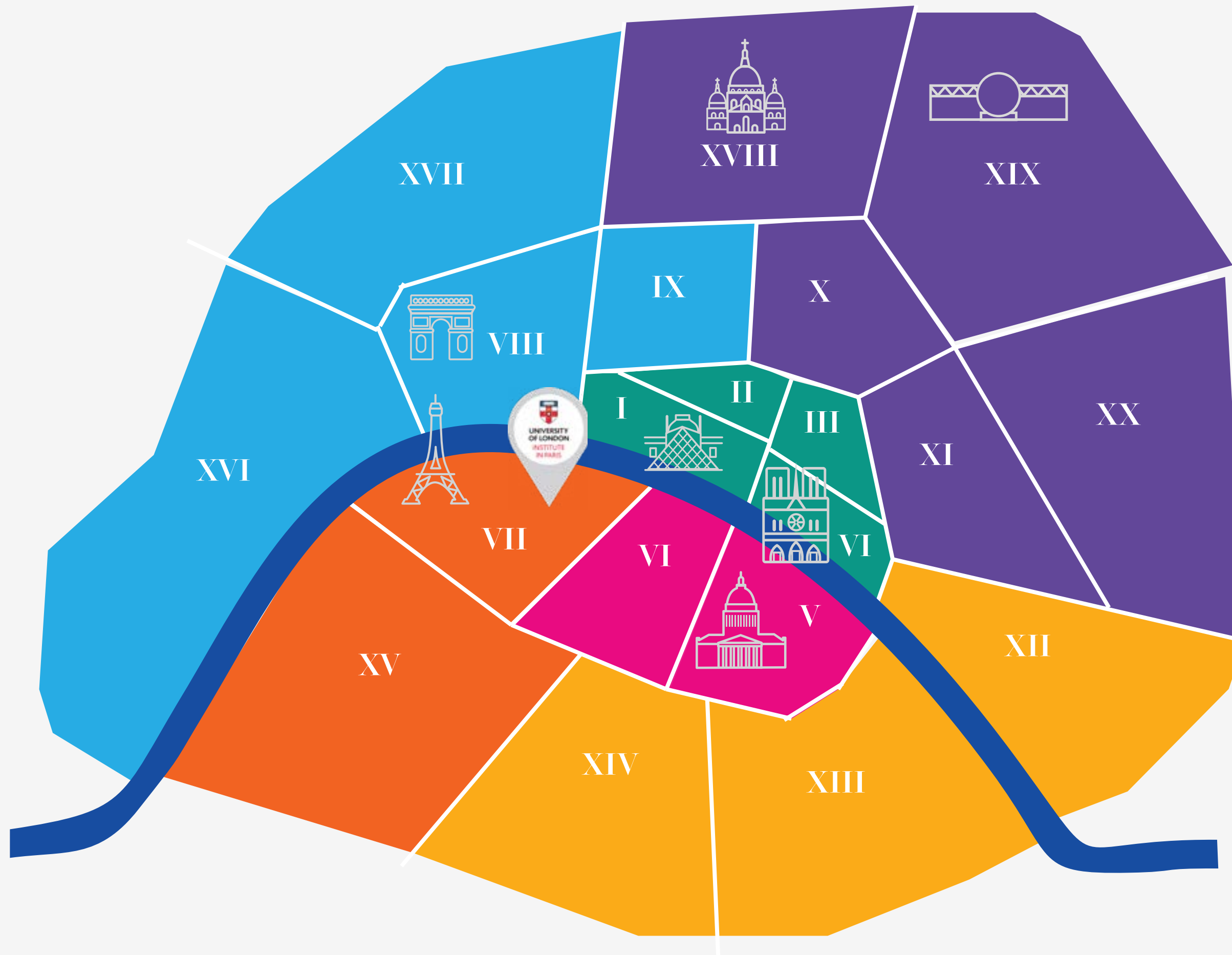
# Where to Live in Paris?

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

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

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

View what is available within walking distance from the University of London Institute in Paris.



Left Bank/ Rive Gauche

South

Latin Quarter

South West

Right Bank/ Rive Droite

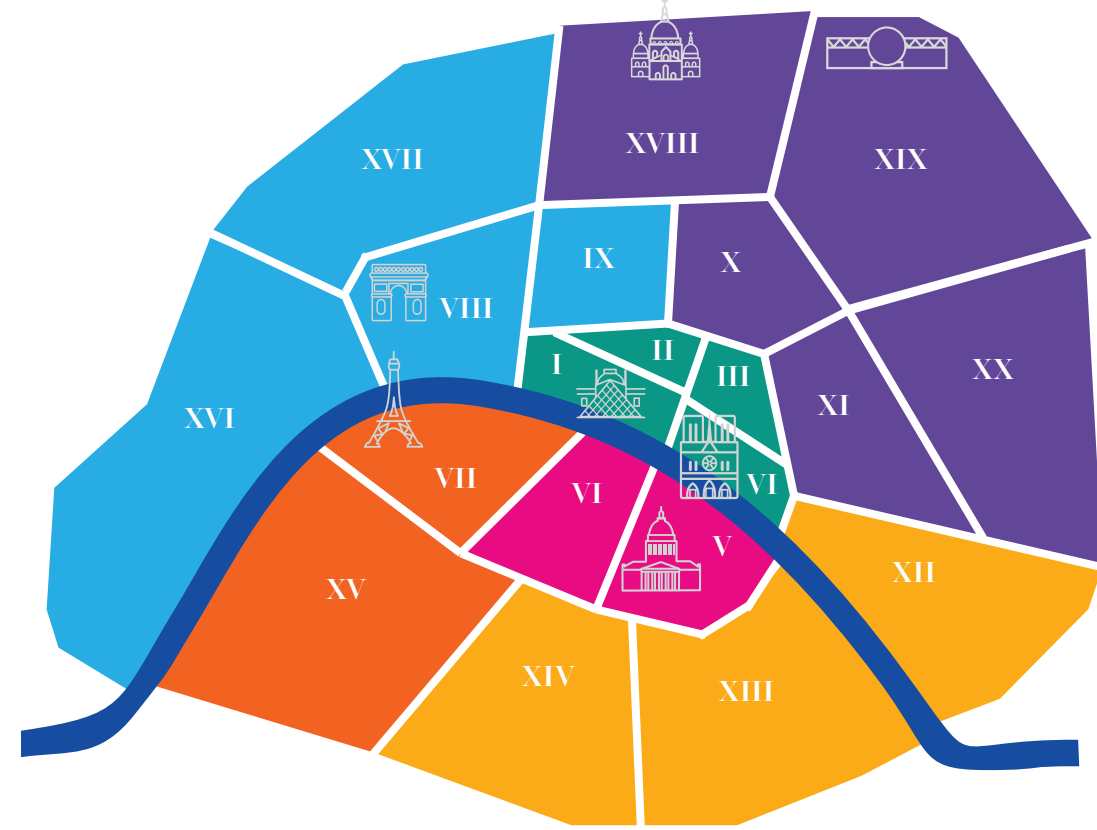
Historic Centre

North West

North East



# Where to Live in Paris?



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

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

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

## HISTORIC CENTRE

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

**Ile:** Bourse, Bonne Nouvelle, Sentier

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

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

## NORTH WEST

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

**IXe:** Opéra, Chaussée-d'Antin, Pigalle

**XVle:** Passy, Auteuil, la Muette, Chaillot, Porte-Dauphine

**XVlle:** Les Batignolles, Monceau, Ternes

## NORTH EAST

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

**Xle:** République, Bastille Roquette, Folie Mericourt, Nation, Saint-Ambroise

**XVIIIe:** Montmartre, Clignancourt, La Chapelle, Barbès

**XIXe:** Buttes-Chaumont, La Villette, Jaurès

**XXe:** Ménilmontant, Père-Lachaise, Belleville, Charonne

## SOUTH

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

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

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

## SOUTH WEST

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

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

## LATIN QUARTER

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

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





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

Jack Kelly, BA in French Studies



# How to Decide?

## Travel Time

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



## Accommodation type

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



## Area

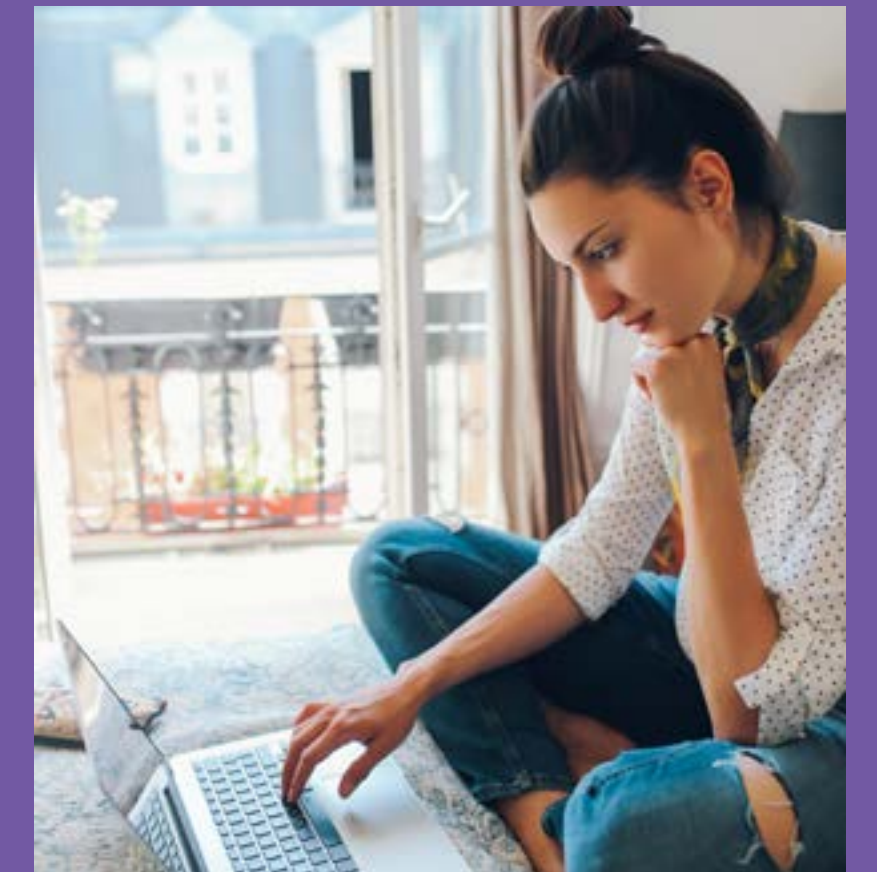
Students live all over Paris and inner suburbs.

Each area has its particularity, find what suits you.



## Budget

The average rent for our students is in the region of 900€, however this varies a lot from one student to another, with anything between 700€ and 1200€ per month.





# What are the Accommodation Options?

1

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

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

**Nexity Studea**

**Les Estudines**

**YouFirst Campus**

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

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

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

2

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

The availability and price of studio flats vary greatly based on the location. You can expect to pay from €800 to €1200 or more per month for studio flats in central Paris. A studio would usually be self-contained and include a bathroom and a kitchen or kitchenette.

Maid's rooms or chambres de bonne (small independent rooms) are located on the top floor of apartment buildings originally intended for families with maids. They are rarely more than 10sqm, and although some have been refurbished, they can be basic so you may have to share the toilets and/or shower with other occupants. This is an affordable accommodation option ranging from €600 to €850 per month.





# Hall of Residence

Nexity and Estudines are chains of private student halls. The Institute in Paris has had a special arrangement with Nexity since September 2018 and with Estudines since September 2022, offering you a hassle-free option that will allow you to smoothly transition into the vibrant capital city of Paris. Priority will be given to new undergraduate students in the first place.

## Where are the residences located?

Both Nexity and Estudines have several student halls of residence across Paris and its suburbs. As part of our special arrangement with them, the following residences are part of the agreement ULIP set up with Nexity and Estudines:

Nexity Studea Vivaldi in the 12th arrondissement, Nexity Vanves, Clichy or Bagneux residences and Estudines Residences at Ivry. All residences, except the one in the 12th arrondissement, are located just on the outskirts of Paris. It takes approximately 30 to 35 minutes from the university on the metro or RER C from all locations. The residences in Vanves, Clichy, Bagneux and Ivry are in a quieter environment.

You can specify your preferences, please note however that the apartments are allocated on a first come first serve basis.

## What type of accommodation is offered?

Flats are fully furnished with a private bathroom and kitchen corner. Depending on the flat size and location, monthly rent will vary from £805 (18sqm flat in Nexity Bagneux) to £943 (22sqm flat in Nexity Paris Vivaldi). Rent will be paid in pound sterling to the University of London every month, or termly, and will include electricity, water, internet connection and housing insurance.

## How can I apply?

You will receive further details and instructions in May with a template of the lease. If interested, you will be able to complete a pre-booking form.



# What are the Accommodation Options?

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## Flat Sharing (colocation)

Parisian landlords can be reluctant to let their properties to groups of students but it is one of the most popular solutions amongst the University of London Institute in Paris students.

The average monthly cost ranges from €650 and €950 per person.

Websites that specialise in flat-sharing:

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

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## Living + Working Arrangements

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

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

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

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



# What are the Accommodation Options?

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

Frances McLoughlin,  
BA Graduate

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## Other

Postgraduate students have priority to apply to Cité Internationale Universitaire (ciup) but undergraduate students applications may be accepted depending on availability and time of the application. Rents in the Collège franco-britannique starts at 871€ for a studio flat (2023–24 rates).

For more information visit [www.ciup.fr/en/houses/applying-for-housing/](http://www.ciup.fr/en/houses/applying-for-housing/)

### **Renting a room in a private hostel for students**

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

For more information and contact details visit:

**Union Nationale des Maisons d'Etudiants**



# Accommodation Options Overview

## Hall of Residence

- Compromise between independence and structured environment
- Prices increase as you get nearer central Paris
- Apply early
- Resources: [nexity-studea.com](http://nexity-studea.com)  
[estudines.com](http://estudines.com)  
[campus.youfirst.co/fr](http://campus.youfirst.co/fr)  
[adele.org](http://adele.org)
- Price range: from €600-€1100/month

## Independent Housing

- Central locations
- Good if you like being independent but can get lonely
- Studio = self-contained with bathroom and kitchenette
- Chambres de bonne = small independent rooms on the top floor, many have shared toilets and/or shower
- Resources: ULIP Facebook group, agencies, noticeboards
- Price range: from €600 – €1200/month

## Flat Sharing

- Popular option among students
- Generally cheaper than a private studio
- Need to choose flatmates who share your lifestyle
- Resources: [ULIP Facebook group](#)  
[appartager.com](http://appartager.com)  
[lacartedescolocs.fr](http://lacartedescolocs.fr)
- Price range: from €650 – €950/month per person

## Living + Working Arrangements

- Opportunity to work in exchange for reduced rent
- Great way to improve spoken French
- Flats in good state of repair
- Resources: Noticeboards
- Price range: free – €745/month

## Other

- Cité Internationale Universitaire
  - Mostly PG students
  - Apply early
  - Price range: start at €871/month
- Private Hostel
  - Usually for women only
  - Strict house rules
  - Apply early, central location
  - Price range: from €500/month



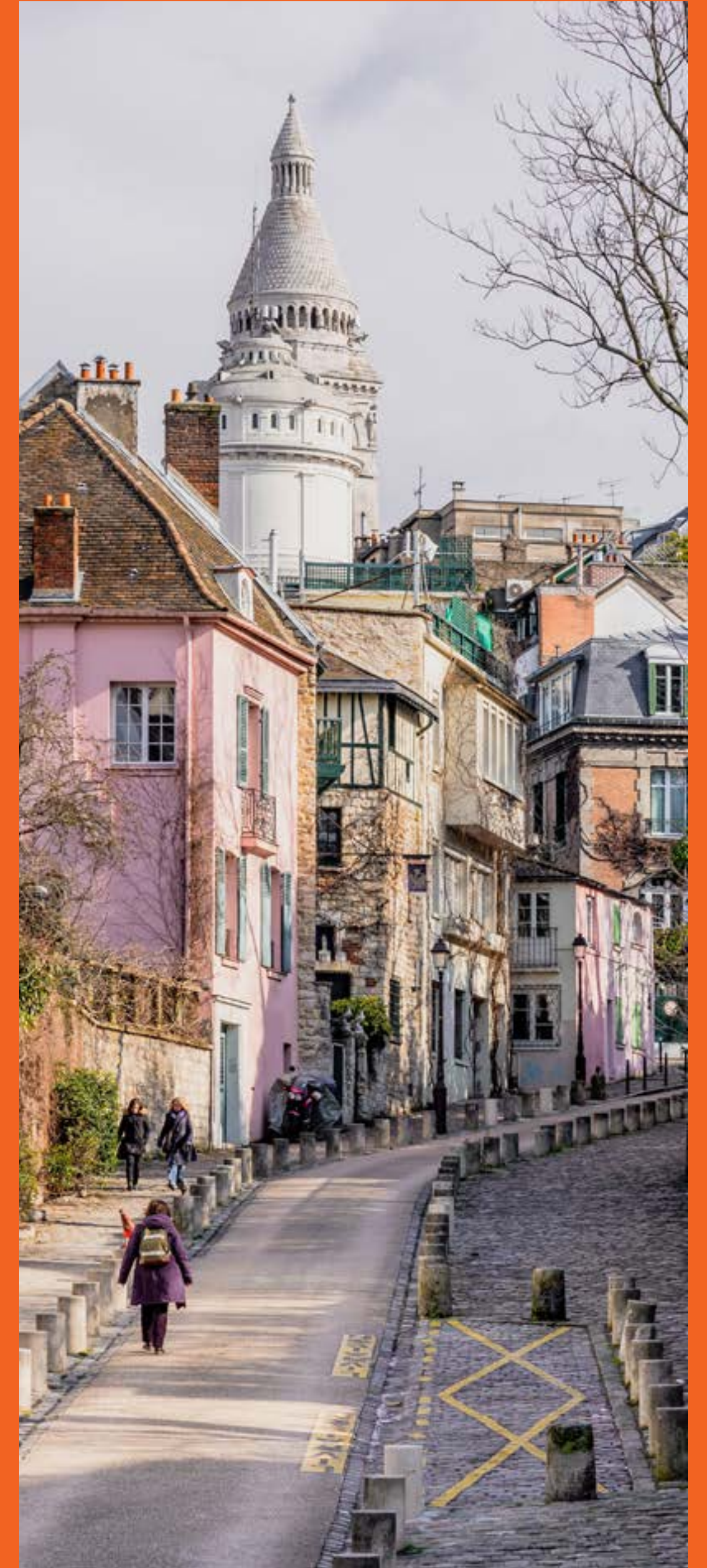
# When to Look?

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

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

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

For short stay rental accommodation:







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

Claire Miller-Bersoullé, Head of Student Services



# Resources



## Word of Mouth

Most of our new students find their housing by getting recommendations from current University of London Institute in Paris students. This is a good method and reliable, because you can get invaluable information on the landlord, the neighbours, the general safety of the area, and the soundness and suitability of the property.

Visit the student group on Facebook to contact current students:



## Accommodation Website

Housing offers can be found on the following websites:



## Useful addresses

**American Church** – posts accommodation ads on their notice board every morning, just a ten minute-walk from ULIP: 65 quai d'Orsay, 75007 Paris

**C.R.O.U.S.** (Centre Régional des Œuvres Universitaires et Scolaires de Paris)  
39 av. Georges Bernanos, 75005 Paris

**The Paris Visitors Bureau** – Provides information on student hostels, youth hostels, hotels and furnished flats: 25 rue des Pyramides, 75001 Paris



## Important Advice

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

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

## Resources



### Accommodation Agencies

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

The following agencies have been recommended by former students:

Other reputable agencies include:



# Understanding French Property Advertisements

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



## Chambre de Service / Chambre de bonne

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



## CC= Charges comprises

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

## TTC= Toutes Taxes Comprises

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



## Studio apartment

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

## T or F + # = # Rooms

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



## Ancien

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

## Récent

meaning recent, all properties built after 1948.

## Etat neuf

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



## Kitch

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



## Vide ou Meublée

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



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*The Univeristy of London Institute in Paris can act as a guarantor for the Institute in Paris students if your landlord wants a guarantor based in France. Please contact us if you need more information.*

Catherine Duperray,  
Student Experience Officer

## How to Prepare a Dossier

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

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

Proof of student status (e.g. pre-enrolment certificate from the Institute in Paris)

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

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

Proof of previous address (copy of last utility bill or council tax notice)

## Guarantor

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

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

Copies of the three most recent payslips or latest tax return

Proof of address (copy of latest utility bill)

Copy of ID card, passport or driving licence

Copy of employment contract or letter from the employer

## Apartment Inspection

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

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

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



# Plan your Budget

## The Damage Deposit

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

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

Please note the deposit should not be used to pay the last rent of the tenancy when you leave.

## Rent (Loyer)

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

If you are looking for independent accommodation you should budget for between €800 and €1000 per month depending on the option you choose.

The rent is usually payable in full and in advance at the beginning of each month.

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

## Service Charges (Charges locatives)

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

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

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



# Additional Costs

## Insurance

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

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

## Other Living Costs

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

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



# Housing Benefit for Students

## (allocation logement)

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

Please note that you get housing benefit the month following your application, and the amount you get depends on the type of accommodation and the area, so please keep this in mind when budgeting. In central Paris, students can receive up to €235 per month for a studio (private sector or halls of residence), €130 per month for a flatshare or homestay and up to €89 in a hostel.

Housing benefit can be estimated via the CAF website:

### Example student budget

We recommend that you calculate your set up costs and estimate your on-going monthly budget to ensure that you can live comfortably in your new student accommodation. This is a mid-range budget for someone moving into a studio with a rent of €900 rent (without CAF benefit).

SET-UP COSTS	Deposit (up to two months)	€1800
	First month's rent	€900
	Insurance annual	€70
	TOTAL	€2770

MONTHLY BUDGET	Housing	€900
	Bills	€100
	Food and drink	€250
	Public transport	€43
	Entertainment & leisure	€150
	TOTAL	€1443



## Need help?

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

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

**email:** [contact@ulip.lon.ac.uk](mailto:contact@ulip.lon.ac.uk)

**web:** [london.ac.uk/institute-paris](http://london.ac.uk/institute-paris)

## Next Steps

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

[www.london.ac.uk/sites/default/files/ulip/housing\\_guide\\_0.pdf](http://www.london.ac.uk/sites/default/files/ulip/housing_guide_0.pdf)

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The information given in this guide is correct at the time of going to press (April 2025). The University of London Institute in Paris reserves the right to modify or cancel any statement in it and accepts no responsibility for the consequences of any such changes.

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