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ACCOMMODATION GUIDE 2020 – 2021

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Dear international students,

Coming to the end of your first year in France and looking for a place to stay from September? This guide is for you! As you may already know, finding accommodation in Nantes is not easy, even for local students. About 8 000 people settle every year in Nantes and the city is home to many Higher Education Institutions, thus attracting a large number of students. Indeed, many students choose Nantes instead of Paris or Bordeaux where rents are often more expensive. The truth is **Nantes is now experiencing a distinct shortage accommodation options**, particularly for students (studio and one-bedroom apartments). This means deploying significant energy and being 'quick on your toes' to find a place to stay as the timeframe between two tenants can be very short and, even more likely, non-existent (despite the one month notice).

In the International team at Centrale Nantes, we are trying our best in this difficult context to help international students find their home away from home.

With that in mind, we guarantee accommodation for every new incoming student. You probably benefited from this service during your first year. We know how challenging it can be to arrive in new country and that is why incoming students have priority within the housing agreements we have with our various housing partners. These housing agreements allow us to secure a limited amount of rooms for incoming students across different residences, but unfortunately we do not have enough rooms to house all our international students.

What we do have is a waiting list for residences to which you can add your name at the International Office. Please note, however, that this list only exists to fill the rooms that first year students might take up. **You should not therefore count on it to secure accommodation upon your return in September.**

As the well-being of our students, and especially of our international students is a priority, we decided to put together this Accommodation Guide with all the information you may need to find a place on your own in the beautiful city of Nantes.

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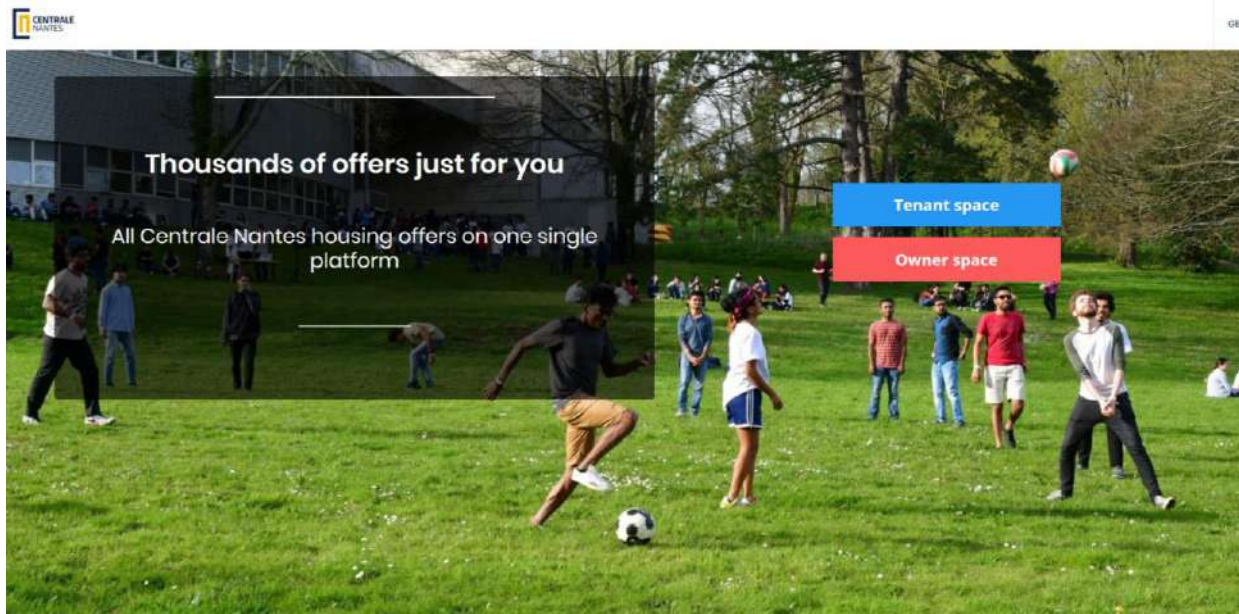
I. GETTING A PLACE ON YOUR OWN: YOUR DIFFERENT OPTIONS

1) Studapart housing platform

We already have partnerships with some residences and rooms secured in them for incoming students, but you are free to contact them on your own and see what they can offer you.

The new **Studapart housing platform** the School offers is meant to compile a wide range of accommodation possibilities in Nantes, including in private residences.

Let the search begin here : <https://ec-nantes.studapart.com/en/>



You can register on the platform with your eleves.ec-nantes email address and start browsing the adds. The platform is available in English and a support team can help you in English, German, Spanish and Mandarin.

Once you have found an offer that suits you, you can directly contact the landlord/residence on the platform. The only documents you will need are your ID, a letter of acceptance/an enrolment certificate and a proof of a guarantor (online solutions as Visale and Garantme can work). Studapart can also be your guarantor if you decide to subscribe to that option.

2) Private residences in Nantes



Most of private residences have mainly studio apartments (T1)*, but also some one and two-bed apartments (T2 and T3) for couples and families. We list here a few residences where several ECN students have stayed to date, but you are free to look into other options.



** What's the difference between a 'studio' and a 'T1'? Both are considered one-room apartments. In a T1, the kitchen facilities may be separate whereas in a 'studio' they form part of the same room as the living and sleeping area. A 'T1bis' is a large T1, often with two distinct spaces.*



Please note that there are many other private residences in Nantes and its surroundings than the ones that follow. Once again, you can check most of the other residences out here: <https://ec-nantes.studapart.com/en/>



Studéa Le Loquidy

Website: <https://www.nexity-studea.com/locations-etudiantes/nantes/studea-loquidy-po0000041>

Address: 18-20 RUE AMEDEE MENARD, Nantes (44300)

Access: 2 min walk + 5 min tramway ride / 10 min bike ride / 6 min drive

Wi-Fi access, bike garage, laundromat

Students without a guarantor, can pay the equivalent of 3 months' rent in advance every 3 months. No administrative fee.

Type	Size	Description	Estimated rent/month	Deposit	Extra fees
Studio	18-22m ²	Furnished (table, chairs, bed, cupboards, desk)	€487	€310	electricity €25/month
T1	23-26m ²	Private kitchen & bathroom	€500	€310	electricity €25/month
T2	31-39m ²	No bedding to rent/buy	€680	€390	electricity €25/month





Website: <https://www.sergic-residences.com/fr/les-residences-etudiantes-sergic/r/%C3%A9sidence-%C3%A9tudiante-nantes>

Address: 6 Boulevard du Petit Port, 44300 Nantes

Access: 5 min tram / 5 min bike ride / 15 min walk / 2 min drive

Wi-Fi access, breakfast served Mon-Fri, gym, common room (pool, vending machines, TV), bike garage, laundromat

Type	Size	Description	Estimated rent/month	Deposit	Extra fees
Studio	16m ²	Furnished (table, chairs, bed, cupboards, desk) Private kitchen & bathroom Dishes provided Duvet provided	€500	€485	€245 administrative fees electricity €25/month
T1	20m ²		€560	€520	€295 administrative fees electricity €5/month
T2	35m ²		€690	€650	€480 administrative fees electricity €33/month





Website: <https://residences.clubetudiant.com/properties/residence-la-riviere/>

Address: 175 Avenue de Broglie 44000 Nantes

Access: 5 min bus ride / 8 min bike ride / 25 min walk / 5 min drive

Wi-Fi access, bike garage, study room, laundromat

Type	Size	Description	Estimated rent/month	Deposit	Extra fees
Studio	18m ² to 25m ²	Furnished (table, chairs, bed, cupboards, desk) Private kitchen & bathroom Dishes	€500	€600	€270 administrative fees Optional: Bedding, €45 upon arrival (duvet, sheets)





Fac Habitat - Orrion

Website: <https://www.fac-habitat.com/fr/residences-etudiantes/id-62-redidence-etudiante-orrion-nantes>

Address: 27, boulevard Henry Orrion - 44000 Nantes

Access: 5 min walk + 10 min tramway ride / 10 min bike ride / 5 min drive

Wi-Fi access, bike garage, laundromat, study room, gym

Type	Size	Description	Estimated rent/month	Deposit	Extra fees
T1	19m ² to 24m ²	Furnished (table, chairs, convertible couch, cupboards, bookshelf, desk) Private kitchen & bathroom	About €430 all included (electricity, water, trash tax)	About €220	Optional: Welcome pack €25/month (cutlery, plates, microwave, sheets, pillow) Housing insurance plan €51/year





Fac Habitat – De la Salle

Website: <https://www.fac-habitat.com/fr/residences-etudiantes/id-61-redidence-etudiante-de-la-salle-nantes>

Address: 75, boulevard Michelet - 44300 Nantes

Access: 3 min walk + 5 min tramway ride / 8 min bike ride / 20 min walk / 7 min drive

Wi-Fi access, bike garage, study room

Type	Size	Description	Estimated rent/month	Deposit	Extra fees
T1	19m ² to 24m ²	Furnished (table, chairs, convertible couch, cupboards, bookshelf, desk) Private kitchen & bathroom	About €420 all included (electricity, water, trash tax)	About €220	Optional: Welcome pack €25/month (cutlery, plates, microwave, sheets, pillow) Housing insurance plan €51/year





Espacil Habitat - Véga

Website: <https://www.espacil-habitat.fr/devenir-locataire/etudiants/residences-etudiantes/residence-vega-a-orvault/>

Address: 19 Boulevard Mendès France, 44700 Orvault

Access: 5 min walk + 12 min tramway ride / 15 min bike ride / 7 min drive

Bike garage, laundromat

Type	Size	Description	Estimated rent/month	Deposit	Extra fees
T1	20m ² to 24m ²	Furnished (table, chairs, bed, cupboards, desk) Private kitchen & bathroom	Starting from €342	€600	Wi-Fi for €15.99/month
T1 bis	29 à 37m ²		Starting from €436		





Suitétudes – Einstein II

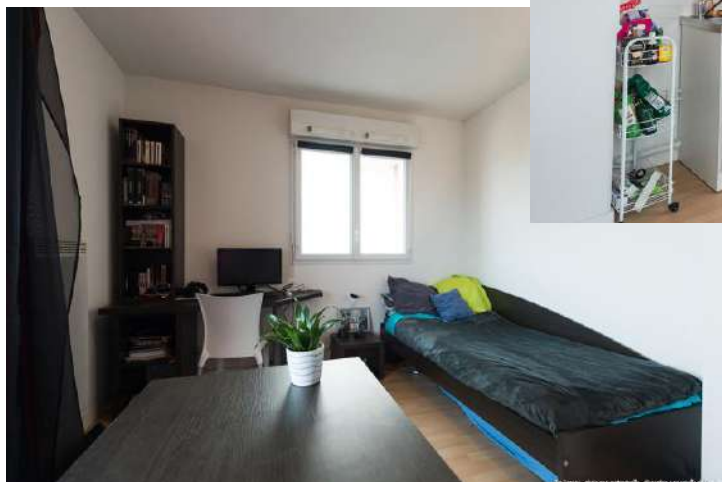
Website: <https://www.suitetudes.com/residence-etudiante-einstein-2-nantes>

Address: 30 boulevard Einstein, Nantes, France

Access: 3 min walk + 5 min tramway ride / 10 min bike ride / 5 min drive

Gym, Wi-Fi access, laundromat, private parking

Type	Size	Description	Estimated rent/month	Deposit	Extra fees
Studio	20m ² to 24m ²	Furnished (table, chairs, bed, cupboards, desk) Private kitchen & bathroom	Starting from €465	€300	€3.50/breakfast electricity €40/month Wi-Fi for €4.90/month trash tax: €5/month Optional: Beddings for €45 upon arrival (duvet, sheets)
T1	29 à 37m ²		Starting from €580	€350	





Les belles années – Campus Rousseau

Website: <https://www.lesbellesannees.com/appartement-etudiant-nantes/residence-campus-rousseau>

Address: 59 Rue du 65e Régiment d'Infanterie, 44000 Nantes

Access : 12 min tramway ride / 12 min bike ride / 8 min drive

Common room, laundromat, private parking, gym

Type	Size	Description	Estimated rent/month	Deposit	Extra fees
Studio	17m ² to 19m ²	Furnished (table, chairs, bed, cupboards, desk) Private kitchen & bathroom	Starting from €489	2 months of rent	Administrative fees €228 Electricity about €30/month Internet access





Les Estudines – René Cassin

Website:

<https://www.estudines.com/residence-logement-etudiant-nantes-10-41.html>

Address: 41 Boulevard Albert Einstein, 44300 Nantes

Access: 2 min walk / 12 min tramway ride / 13 min bike ride / 7 min drive

Les Estudines - René Cassin

Wi-Fi access, laundromat, private parking lot, gym

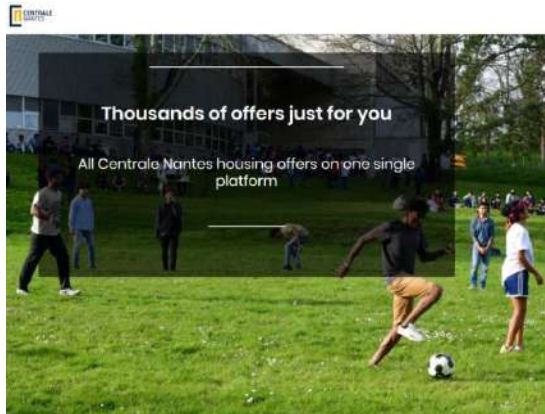
Type	Size	Description	Estimated rent/month	Deposit	Extra fees
T1	19m ² to 24m ²	Furnished (table, chairs, bed, cupboards, desk) Private kitchen & bathroom Bed sheets	€420-580	1 month of rent	Administrative fees €247-€315 Electricity about €30/month Internet access
T1 bis	24m ²		€570-580	1 month of rent	Administrative fees €315



3) Renting an apartment from a private landlord



Many local students will look into that option. Whenever it is possible for you, we advise to book your accommodation through the **Studapart platform** in order to benefit from individual support from Studapart. <https://ec-nantes.studapart.com/en/>



Studapart also requires less documents to provide to secure your accommodation:

- ID
- **letter of acceptance/enrolment certificate**
- **proof of a guarantor** (online solutions as Visale and Garantme can work, studapart can also be your guarantor)

If the Studapart platform is meant for students and compiles most of the accommodation offers, you may also use the following websites in your search:

- <https://www.ouestfrance-immo.com>
- <https://www.immojeune.com/>
- <https://logement.studyrama.com/>
- <https://www.leboncoin.fr>
- <https://www.appartager.com/pays-de-la-loire/loire-atlantique/colocation-nantes>

4) Finding housemates



Sharing a place with friends, or people you might become friends with, can also be a good and economic option. Some websites are specialized in putting people who are looking to share a place together:

- la carte des colocs
- www.bubbleflat.com



LA CARTE
des colocs

The Studapart housing platform also enables you to look into flatsharing: <https://ec-nantes.studapart.com/en/>

5) Alternative solutions



Some associations offer accommodation in return for a service. It could be living with an elderly person and providing assistance in their daily life. If your budget is running low and you do not want to live alone in France, this might be a great opportunity for you!

- <https://www.nantesrenoue.com/les-seniors/>
- **Le Temps pour toit:** <http://letempspourtoit.fr/>
- **La Maison des chercheurs :** If you are a foreign professor or PhD student, La Maison des Chercheurs can welcome you during your stay, whether you need accommodation for a few days or for a longer period.

6) Temporary solutions

- Airbnb.fr
- *Auberges de jeunesse* (youth hostels): <https://www.hifrance.org/auberge-de-jeunesse/nantes.html>
- Booking.com



II. GETTING A PLACE ON YOUR OWN: TIPS



1) Useful vocabulary

Un **bail** (des baux): a lease

Un **loyer**: a rent

Louer: to rent

Assurance habitation: house insurance

Taxe d'habitation: residence tax

Un **Garant**: a guarantor

Une **Caution** (ou dépôt de garantie): security deposit

Une **Colocation**: shared housing

Un **Colocataire**: roommate / housemate

Préavis de départ: notice

Frais d'agence: agency fees

Etat des lieux: inventory of fixtures



2) Do not forget to ask

Does the place come furnished or unfurnished?

Be careful with a rent that says "toutes charges comprises" (including all charges), this expression can have different meanings depending on your landlord and you might want to consider clarifying it with the following questions:

Are electricity and water included?

Is Wi-Fi access included?

Is there a trash tax (taxe de ramassage des ordures ménagères) ?

Are sheets, pillow, duvets, towels included?

Are dishes, cutlery, utensils, pots and pans included?

Is there a micro-wave? A fridge? A stove?

Is the place eligible for APL (Family Allowance fund)?

How much is the residence tax?

Do they need a guarantor who lives in France?

Do they accept online solutions such as Visale or Garantme as guarantors? (*garants moraux*)

3) A few steps to getting a place on your own

You will find listed here a few documents your landlord is likely to ask you, scanning them beforehand could make a difference in seeing your application succeed in the big accommodation race:

1 – Personal documents (Passport/ID), Visa/*Carte de séjour*

- Student ID
- Letter of acceptance to ECN
- Your bank account details

2- Your guarantor's documents

- ID / Proof of an online guarantor (Visale, Garantme)
- Last three payslips
- Employment contract

"No one in France can be my guarantor, what can I do?"



- ⇒ You can subscribe to an online guarantor
- Visale (free): <https://www.visale.fr/#/>
 - Garantme (€1/day for rent less than €870): <https://www.garantme.fr/>
 - Studapart : <https://ec-nantes.studapart.com/en/>

III. IMPORTANT STEPS TO REMEMBER ONCE YOU'VE FOUND YOUR COSY LITTLE NEST:

- 1 Sign your rent and pay your security deposit (it is usually equivalent to one month's rent)
- 2 **Subscribe to house insurance** (mandatory in France, SMEBA has one starting from €36/year, French banks or insurance companies usually offer it for €6/month)
- 3 Complete an inventory of fixtures (un état des lieux) upon arrival: you should look for any damage or anything that's not working in the apartment and have the person (landlord or agent) record it in writing. If you do not do it you could be held accountable for the damage when you leave the apartment.
- 4 Pay your rent on time, every month :)
- 5 When you know when you plan to vacate the apartment, you must write and send a leave notice to your landlord at LEAST a month before your departure.
This letter has to be sent by recorded delivery ([*une lettre recommandée avec avis de réception*](#)) or can be given directly to your landlord/your residence manager with a proof of signature.
- 6 Complete an inventory of fixtures upon your departure
- 7 Return the keys and you are all set to leave :)



DISCLAIMER:

The information listed in this booklet is presented to help you find accommodation on your own. It is provided only to facilitate your search, please check the different websites listed before committing to any lease, they are often much more precise about the information you are looking for.

The International Relations team remains available to answer your questions and concerns and to help you on your accommodation hunt. Good luck!