

IV. HOUSING INFORMATION

The general demand for flats/apartments to rent in the Consular Region is very high. It is therefore advisable to begin looking for accommodation to rent several months in advance, and if possible, to come and spend several days in the city you wish to live in, in order to have a better chance to find something. Get a map of the city and consult the small ads in the daily or weekly papers or on the internet.

There is a variety of ways of finding somewhere to live in the city of your choice.

The Private Advertisements: the owner lets his flat without using an estate agent

- Ouest-France (covers the whole area) website address: www.ouestfrance-immo.com
- Télégramme de Brest (departments 29, 22, 56)
- Presse-Océan (departments 44, 85)
- Le Maine-Libre (departments 72, 61)
- Le Courrier de l'Ouest (departments 49)
- www.petites-annonces.fr
- www.bonjour.fr
- www.pap.fr

Estate Agency Advertisements: the owner uses an estate agency to let his accommodation

- Consult the previously given list of websites and newspapers
- www.fnaim.fr (National Federation of Real Estate Agents)
- Agence ESPACIL – Real Estate Agency (they have a welcome service for foreigners)
 - 1 rue du Scorff – CS 54221 Rennes Cedex
 - TEL: 02 99 27 20 00
- La Chambre de Commerce à Nantes – Nantes Chamber of Commerce
 - World Trade Center Nantes Atlantique
 - Nantes Atlantique Welcome
 - Les Salorges
 - 16 quai Ernest Renaud, BP 90517
 - 44100 Nantes
 - TEL: 02 40 44 60 00
 - FAX: 02 40 44 60 90
 - E-mail: m.lescuyer@nantes.cci.fr
 - www.nantes.cci.fr

- Association France- Etats-Unis
25 rue St Jean
14 000 CAEN
TEL: 02 31 50 02 37

Notaries' (solicitors) advertisements:

For more information on this subject, you may wish to contact a real estate agency, an attorney or a “notaire” who can render legal advice on estate and property laws.

- You can check our list of English language speaking lawyers and notaries
- Or you can look for the Maison du Notariat in your town (check our list at the end of this section)

Privately-Owned Accommodations: studios and 1-2 bedroom flats, no furniture

In Rennes:

- Les Estudines
23, rue de Châtillon, 35000 Rennes
TEL: 02 99 51 54 95
- Top Campus
13, rue Doyen Denis Leroy, 35000 Rennes
TEL: 02 99 23 15 88
- Le Saint-Grégoire
24-28, rue Baron Rault, 35760 Saint-Grégoire
TEL: 02 23 20 54 24
- Domus Service
1, rue de la Tremblais, 35170 Bruz
TEL: 02 99 83 97 84

In Nantes:

- Les Estudines (2 Residences)
 - Duc de Bretagne, Av Carnot – Bonduelle, 44000 Nantes
TEL: 02 40 35 25 02 FAX: 02 40 35 11 21
 - René Cassin, 41, bd Albert Einstein, 44300 Nantes
TEL: 02 40 94 41 41 FAX: 02 40 94 41 42

For Further information on other cities please check the following websites:

- www.laureades.com
- www.fac-habitat.com
- www.gestrim-campus.com

A. If you rent an apartment

► Practical information

Accommodation is classified depending on the number of rooms in addition to kitchen and bathroom : T1, T2, T3, etc, also called F1, F2, F3, etc. Standard abbreviations in classified ads are:

2 PCB: "2 pièces, cuisine, salle de bain" (2 rooms, kitchen, bathroom) 6 Pc: "6 pièces" (6 rooms) rdc: "rez-de-chaussée" (ground floor) sdb: "salle de bain" (bathroom) chauf cent: "chauffage central" (central heating) chauf elec: "chauffage électrique" (electric heating) chges ou ch: "charges" (maintenance costs) kitch: "kitchenette" balc: "balcon" (balcony) ascen: "ascenseur" (lift) part: "particulier" (private individual)

To be connected to gas or electricity, call EDF/GDF on 0810 31 14 97 or contact them by internet www.edf.fr

In most cases, you will need a guarantor ("garant" or "caution solidaire"), i.e. a resident of the EU with a monthly income equal or higher than three times the amount of your rent, answerable in particular for unpaid rent. In addition, you will have to pay a deposit ("caution" or "dépôt de garantie") of at least one month rent which will be returned at your departure provided no damage has been caused.

An inventory ("état des lieux") must be established on the first day and last day of occupation. Everything that is not in good condition must be mentioned as the total refund of your deposit depends on it. further information about accommodation:

ADIL(Agence d'Information sur
les Logements de l'Ille-et-
Vilaine)
a neutral, free and
comprehensive information
service:

www.adil.org/35/bonjour.htm
22 rue Poulain Duparc
Tél. : 02 99 78 27 27

Lease and housing insurance

The lease ("bail") is compulsory and regulated when you rent an empty flat. It is usually signed for one year and can be renewed but if you want to leave you have to send a notice (« préavis ») to your landlord or estate agency one to three months (according to the lease) before departure.

It is compulsory to subscribe a housing insurance valid from the first day of rental, to cover possible damages such as fire or flooding

For further information:

Centre de Documentation et d'Information de l'assurance (C.D.I.A)

26 boulevard Hausman

75091 Paris Cedex 09

Tel: 01 42 46 13 13

www.ffsa.fr

Financial helps

You may benefit from different rent allowances: the ALS (allocation logement à caractère social) or the APL (aide pour le logement). Find out about your own situation and if you are eligible for a benefit from the CAF (Caisse d'Allocations Familiales, the department of family allowance

CAF (Caisse d'Allocations Familiales)

6, cours des Alliés

35028 Rennes Cedex 9

Tel: 02 99 29 19 99 or at: www.caf.fr

The landlord will normally ask to be paid a rental guarantee or deposit ("Caution" in French), equivalent to one or two months' rent, plus a months' rent in advance. This will be specified in the lease or contract ("Bail" in French), which is often standard and which should be carefully read to ascertain the responsibilities of the parties. It is also possible that the landlord may ask for the lease either to be taken out, or guaranteed, directly by the employer.

In addition to the rent, each tenant has to pay utilities ("charges" in French) which usually cover miscellaneous expenses of the building.

Taxes payable by the tenant:

If you have resided in the apartment or house since the 1st of January of a given year, you will have to pay local taxes, "Taxe d'habitation" in

French. This tax varies from one city to another. It depends on several criteria (surface, number of inhabitants) and the amount is fixed by the city hall. This tax is payable every year. For more information on this subject, you may contact a real estate agency, or a lawyer.

B. Real estate agencies

Real estate agencies are known as "Agences de Location". They appear in the yellow pages (Professions) under "Agences de Location d'appartements et de propriétés" and "Location d'appartements". Please consult the following website if you need further information for the region of Brittany: www.eramore-bretagne.fr you will find a very useful guide for researchers.

C. Relocation companies

Relocation companies provide a range of services ranging from arranging housing, auto registration, and immigration formalities, to school enrollment, home decorating, and cross-cultural training. Here are some useful websites:

- www.imfrance.com (propose services such as packing, transportation, storage, etc.)
- www.easydem.com

D. Household effects (import/export):

- **EXPORT from France** (as applicable to a returning U.S. citizen)

The following documents are required for the shipment of personal effects & furniture by someone moving from France. (Effects qualify as used household & personal effects when they have been owned & used for 6 months or more & are intended for personal use in the new place of residence).

1. Inventory Declaration (Inventaire-Declaration): 3 copies on plain paper (plus copies preferably in English for U.S. Customs). This Inventory is a list of all personal effects & furniture, including automobiles, which comprises all household effects being exported. It must also include a sworn statement declaring that the articles listed on the Inventory have been owned & used by the exporter for more than 6 months. (U.S. Customs request that this Inventory be as complete as possible, indicating the value & a description of all articles).

2. A Change of Residence Certification (Certificat de changement de domicile) can be obtained upon presentation of the "laissez-passer" from the Income Tax office (III) & one copy of the Inventory Declaration (I). An American obtains this document from the Prefecture of Police, Services des Etrangers, 1, rue de Lutèce, 75004 Paris if he lives in Paris --or-- from the Prefecture of Police, or Mairie, if he lives in the suburbs of Paris or in the provinces.

3. Pass from the Income Tax Office (Laissez-passer des Contributions Directes): to be obtained from the office of the "Contributions Directes" of the place of residence in France. This pass, in effect, should state that no outstanding tax payment is due in France. There are 2 types of passes:

- "Certificat de Non-Imposition, Form No. P234" (or a statement from the tax inspector) for a non-taxpayer - stating that the said party owes nothing in taxes.

- "Bordereau de Situation, Form No. P237" for a tax-payer - stating that there is no outstanding tax to be paid in France.

4. For someone who has been employed in France, it is recommended that he obtain a letter from his employer stating that he is leaving France after so many months or years of residence.

RESTRICTIONS: 1. For the exportation of collection items or items more than 100 years old there are long & expensive formalities including a "Permis d'Exportation" (Export Permit) which can be obtained from the Banque de France or the French Customs office. / 2. In order to export a quantity of alcoholic beverages a permit is required from the Tax office. / 3. A certificate of origin is needed to export Champagnes & Cognacs.

KEYS should be attached to all trunks &/or pieces of furniture & labeled.

AUTOMOBILES: If exporting a car, it should be listed on the Inventory Declaration for the U.S. Customs, stating the year of manufacture, the original cost, the make the model, & whether it meets U.S. specifications.

➤ **IMPORT INTO FRANCE:** (as applicable for a change of residence)

The documents listed below are required for the duty-free shipment of personal effects & furniture by someone moving to France. (Effects & furniture are considered as personal when they have been owned & used for six months or more – one year for an automobile - & are intended for personal use in the new place of residence). French regulations require

that the effects be shipped within a period of one year from the declared date on the stamped Change of Residence Certification.

1. A Change of Residence Certification (Certificat de Changement de Domicile): can be obtained at the French consular post nearest the place of departure. This certification states the date of the change of residence & MUST be stamped at the French consular post.

2. Detailed Inventory (Inventaire Détaillé): list of all personal effects & furniture, including automobiles, which comprises all household effects being imported; to be dated & signed by the importer. This Inventory should be as complete as possible, indicating the value in dollars & giving a description of all valuable properties, such as antiques, collection items, & cars. The Inventory must also include a sworn statement declaring that the articles listed on the Inventory have been owned & used by the importer (a) for at least six months for all personal effects, & furniture, & (b) for at least one year for automobiles, & that there are no outstanding U.S. taxes owed on the vehicle. This Inventory should be in French.

WARNING: The Change of Residence Certification and the Detailed Inventory must be stamped at a French consular post. Failure to do so results in considerable complications for the traveler once he has reached his destination in France.

Included as Duty-Free Household Effects: Cats and dogs; stamp collections, provided they are for personal and not commercial use; tradesmen's hand tools; bicycles; sewing machines; typewriters; automobiles; one television and one radio.

Are not Duty-Free: Motors imported separately from vehicle or appliance; speed boats; pleasure craft (except canoes and kayaks); school, store & office furniture; wine, alcoholic beverages, & spirits; trucks and utility vehicles; and raw materials.

Restrictions on Duty-Free Household Effects: A person who is importing a television should go to a "Radiodiffusion Television" office soon after arrival in France. All televisions used in France are subject to taxation. However, it should be mentioned that American-made televisions must be drastically adapted to work in France, and the cost of this procedure is often above the cost of a new television. There are Customs restrictions on the importation of various guns, ammunitions, and certain printed matter. Check with the nearest French Consulate in the U.S. to obtain the specific restrictions on the importation of these objects.

E- Useful Addresses

In Rennes:

- **Useful addresses to find accommodation (advertisements, lists of offers...):**

- The student welfare office: **CROUS** (Centre Régional des Oeuvres Universitaires et Scolaires)

7 place Hoche CS26428

35064 Rennes Cedex

Tel: 02.99.84.31.31

Minitel: 3615 CROUS

www.crous-rennes.fr

- The **CIJB** (Centre d'Information Jeunesse de Bretagne) and the leaflet "Se loger à Rennes",

6 cours des Alliés

35043 Rennes Cedex

Tél. : 02 99 31 47 48

- The **AELEJ** (European Association for Accommodation for Students and Young people)

53 rue Papu

Tel: 02 99 59 33 51

- le **Point Logement des Jeunes**, 28 rue de Brest

35000 Rennes

Tel: 02 99 54 04 34,

www.fjt-rennes.com

- Top Campus,

13 rue du Doyen Denis Le Roy

35000 Rennes

Tel: 02 99 54 71 71,

www.top-campus.fr

- Mutuelle universitaire du logement

34 rue Saint Georges

Tel: 02 99 63 45 32

- Classified ads in free papers on Mondays such as "le 35":

www.petites-annonces.fr

and "Bonjour" www.bonjour.fr

or in daily newspapers such as "Ouest France" on Wednesdays.

www.ouestfrance-immo.com

- *Le Magazine de l'immobilier* (on Wednesdays every 3 weeks except in August), 40 rue de Bigson, immeuble Omega n°5

35135 Chantepie
Tel: 02 99 86 06 66

- **F.N.A.I.M** (Fédération Nationale des Agents Immobiliers)
21-23 Mail François Mitterrand
35000 Rennes
Tel: 02 99 14 45 88
www.fnaim.fr

- **Maison du notariat** (offers per notary public)
2 Mail Anne Catherine CS 54 337
35005 Rennes Cedex
Tel: 02 99 65 32 65
www.chambre-ille-et-vilaine.notaires.fr

Other addresses of real estate agencies:

- **C.S.P.I.V** (Chambre Syndicale des propriétaires d'Ille et Vilaine)
6 rue Saint Louis
35000 Rennes
Tel: 02 99 79 42 85
- **C.I.L 35** (Comité Interprofessionnel du Logement d'Ille et Vilaine)
1 rue Scorff
35042 Rennes
Tel: 02 99 27 20 00

In Nantes:

- **C.R.O.U.S Nantes**

2, boulevard Guy Mollet
44300 Nantes
TEL: 02 40 37 13 13
FAX: 02 40 37 13 00

- **C.R.I.J** (Centre Regional Information Jeuness de Pays de la Loire)
Tour de Bretagne, 44000 Nantes
TEL: 02 51 72 94 50
FAX: 02 51 72 94 60

- **F.N.A.I.M**
www.fnaim.fr