

Private Housing Guide in Montpellier

1. Types of accommodation in the private sector

In Montpellier, the private rental market is very dynamic and offers several options suitable for students:

Shared accommodation (Flatshare)

- Very common and cost-effective
- Shared apartment (private bedroom + common areas)
- Ideal for reducing costs and meeting other students
- Estimated rent: **€400 to €600**, utilities included

Studio / One-room apartment (T1)

- Individual accommodation with kitchen and bathroom
- More independence, but more expensive
- Estimated rent: **€500 to €750**, utilities included

Private student residences

- Furnished studios with services included (laundry, gym, reception, etc.)
- Often located close to public transport
- Estimated rent: **€600 to €850**, depending on services

Room in a private home

- Furnished room in an occupied dwelling
- Economical and often temporary solution
- Estimated rent: **€350 to €500**

2. Recommended neighbourhoods for students

- **Richter / Port Marianne**
Close to economics and management faculties, modern area, well connected.
- **Boutonnet / Beaux-Arts**
Central, lively, and popular student neighbourhoods.
- **Antigone**
Well located, quick access to the city centre and tram lines.
- **Aiguelongue / Vert-Bois**
Close to science faculties.

- **Croix-d'Argent / Celleneuve**
Slightly further away, but more affordable and well served by tram.
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3. Where to look for accommodation?

Online platforms

- **Leboncoin** – <https://www.leboncoin.fr>
Listings from private landlords and agencies (studios, flatshares, apartments).
- **SeLoger** – <https://www.seloger.com>
Mainly real estate agencies.
- **PAP (De Particulier à Particulier)** – <https://www.pap.fr>
Direct rentals from private owners, no agency fees.
- **Studapart** – <https://www.studapart.com>
Verified housing, simplified procedures, suitable for international students.
- **Lokaviz** – <https://www.lokaviz.fr>
CROUS platform for private student housing.
- **La Carte des Colocs** – <https://www.lacartedescolocs.fr>
Specialised in flatsharing.
- **ImmoJeune** – <https://www.immojeune.com>
Private student residences, studios and flatshares.
- **Adele** – <https://www.adele.org/>
Student and university housing throughout France.
- **Locservice** – <https://www.locservice.fr/>
Direct rentals between private individuals.

Private student residence operators

- **Nexity Studéa** – <https://www.nexity-studea.com>
- **UXCO Student** (ex-Suitétudes, Studélites) – <https://www.uxco.com>
- **Les Estudines** – <https://www.estudines.com>
- **Kley** – <https://www.kley.fr>

Real estate agencies

- Offer access to a wider range of properties
- Agency fees apply (up to **approximately one month's rent**)

Beware of scams

- Never transfer money before a visit or lease signature
- Be cautious of unusually low rents
- Always verify the identity of the landlord or agency

4. Budget to plan for

€ Typical costs

- Monthly rent
- Utility charges (water, sometimes electricity and internet)
- Security deposit:
 - **1 month's rent** (unfurnished)
 - **Up to 2 months' rent** (furnished)
- Home insurance (mandatory): **€5–10/month**

🛡️ Guarantees and financial aid

- **Visale (free rental guarantee)** – <https://www.visale.fr>
Strongly recommended for students without a French guarantor.
- **CAF – Housing allowance (APL)** – <https://www.caf.fr>
Application to be submitted **after moving in**.