

PRACTICAL INFORMATION ABOUT HOUSING IN TOULOUSE

LOCAL CONTEXT AND REALITY OF THE HOUSING STOCK IN TOULOUSE

The demand for student housing is high during the university enrolment period (August - September - October), both in public and private residences, as well as with private landlords. To prevent students from ending up in an emergency situation, this information provides insights on the housing conditions in Toulouse to help them anticipate their search and facilitate their installation.

Monthly costs of living in Toulouse

- **The average monthly budget is 1241€¹**, of which a significant portion is dedicated to housing
- The median² monthly rent in Toulouse's private rentals housing is **449€ for a T1** (excluding utility charges)³
- Housing in Crous student residences is less expensive, but the average monthly rent is **between 217€ and 520€ for a T1⁴**, and can be much higher depending on the type of residence and the services offered
- In 2025, the average cost of back-to-school expenses for a non-scholarship student was **3226€⁵**

Access to Crous accommodation

Access to Crous students accommodation for international students at the University of Toulouse Jean Jaurès is reserved exclusively for exchange students (Erasmus and bilateral partnership agreements) who can apply by completing the dedicated form available on their registration portal. For other students, given this restricted and conditional access, **it is essential to look into other available accommodation options as soon as possible** to avoid complications once you arrive in Toulouse.

International students are not eligible to receive social criteria-based scholarships from Crous.

Any creation of a Student Social File (housing and scholarships) will therefore be rejected by the Crous Toulouse Occitanie.

Services to support you

Despite the difficulty of looking for housing from a distance, it is necessary, as soon as you obtain your visa, to anticipate the steps of this search and define your budget. For this purpose, several services are available to students:

- [L'Accueil - Welcome Desk](#) : a unique place to complete your procedures and to be accompanied (on site or remotely)
- [Toul'Box](#) : a paid personalized support program to facilitate your installation before your arrival in France
- [Studapart](#) : housing search platform partner of UT2J
- [Info Jeunes Occitanie](#) : can help you make your search easier
- [Lokaviz](#) : a platform managed by the Crous that features housing ads from private individuals
- [MonLogementEtudiant](#) : Government website to find housing, prepare your budget, and identify financial aid.
- [Campus France](#) : the Toulouse office provides support to international government scholarship recipients

Other housing options and arrangements exist (shared accommodation, homestay, intergenerational housing, etc.). You can find more information in the [Housing Search Guide](#) and on welcomedesk.univ-toulouse.fr > daily life > finding housing

Stay vigilant

Beware of fraudulent ads on private housing websites (rent too low for the area, ideal photos, money transfer requests via Western Union). Also, be aware of the condition of the housing to avoid renting unsanitary accommodation.

- [ADIL 31](#) : free and personalized advice for any legal and financial issues related to housing
- [CDAD](#) : the Department Council for Access to the Law of Haute-Garonne offers free consultations for any legal issue (lawyer, bailiff, notary, right defender, etc.)
- [Toulouse City hall](#) : provides assistance in reporting unsanitary housing conditions | hygiene@mairie-toulouse.fr / 05 61 222 222

¹ FAGE : 23e Indicateur du coût de la rentrée étudiante ; Edition 2025

² half of the units have a rent below this value, the other half have a rent above

³ Source : [Observatoire local des loyers](#)

⁴ Source : Hors T1 PMR ou T1 couple – Tarif loyer Crous

⁵ FAGE : 23e Indicateur du coût de la rentrée étudiante ; Edition 2025

ADMINISTRATIVE PROCEDURES RELATED TO HOUSING, TO BE DONE UPON ARRIVAL

It is necessary to have a postal address before arriving in France, even if it is temporary, for the visa application (such as a reservation for several weeks in a hotel or Airbnb) and for carrying out the necessary procedures once you are in France (such as opening a bank account, affiliating with the social security, residency permit, etc.).


Anticipating the steps

- 01 **Build your rental file:** [DossierFacile](#) is a free public platform that aims to facilitate the creation of a rental file by standardizing the process. The system is not mandatory.
- 02 **For students with a disability:** each institution at the University of Toulouse has a [disability advisor](#) who provides all the information needed to organize your studies: such as accessibility of the premises, adapted educational equipment, assistance with administrative procedures, etc.
- 03 **Finding a guarantor:** mandatory regardless of the type of accommodation found. In the absence of a physical guarantor, [the Visale system](#) is free and accessible to French and international students. However, a landlord has the right to refuse it and to require a physical guarantor. **Please note: The Visale guarantee is not available to minors and students over 30 years old.** If you are not eligible, other private solutions exist (Garantme, Cautioneo...)
- 04 **Financing your security deposit:** The security deposit is a sum to be paid to the landlord or the real estate agency upon entering the accommodation (1 month's rent if unfurnished - 2 months if furnished). **Attention: You must have the financial capacity to advance at least two months' rent.** In addition, you may have to pay agency fees, which can be quite high.

Settling into the accommodation

- 01 **Subscribing to home insurance:** this is **mandatory** to obtain the keys and access the apartment. Preferential rates exist for students (about 30 to 110 € per year).
- 02 **Eligible students can receive the Personalized Housing Assistance** from the CAF ([APL - see conditions](#)), if : they have signed a rental agreement, the accommodation meets the [legal standards](#), and the tenant has submitted an [online application](#) on the CAF website.
Please note that the processing time for an application is **3 months in Haute-Garonne**, and the first month of moving into the accommodation **never** qualifies for APL payment.

From 1 July 2026, non-EU/EEA and non-Swiss international students who are not recipients of the French government's means-tested scholarships (CROUS social criteria scholarships) and hold a residence permit for study purposes will no longer be eligible for CAF housing assistance, as stipulated in the 2026 Finance Act. A decree, currently awaiting publication, will specify the exact groups affected. Once available, details will be posted on [caf.fr](#). We strongly advise you to check this website regularly for updates. Students currently receiving CAF housing assistance who will be affected by this change will be notified by email or letter about the end of their eligibility.

- 03 **Registering with the Health Insurance:** this is mandatory and free in order [to benefit from healthcare coverage](#) during the duration of your studies. You must register [online](#) as soon as you arrive in France! It takes 1 to 2 months to register and obtain a social security number. **It will not be possible to engage in salaried employment in France without obtaining this number.**
-  **It is therefore imperative to be able to support yourself independently upon arrival in Toulouse without being able to rely directly on housing assistance or a job during the first months.**

Université Toulouse Jean Jaurès

 [Main website](#) | [Housing page for international students](#)