

## Renting Property in France : A Glossary of Helpful Terms

The intricate nature of renting property in France can make the task a bit daunting to relocating expats. The glossary below is designed to be a resourceful guide, providing explanations for frequently-used words, terms and phrases within the rental property realm. We hope you find it helpful.

### A.

**Agence immobilière** – Real estate agency

**A Louer** – To rent

**Art Deco** – Buildings from the 1920-1930s

**Arrière-cuisine** – Pantry

**Ascenseur** – Lift or elevator

**Assurance d'habitation** – Housing insurance which includes your civil liability insurance

**À vendre** – To sell / for sale

**Avis d'échéance** – Rental invoice

**Avis d'imposition** – Tax bill

### B.

**Banlieue** – Suburbs

**Bail** – Rental contract

**Bailleur** – Landlord

**Balcon** – Balcony

**Ballon d'eau chaude** – Separate hot water tank

**Bon état** – In good condition

**Bon de visite** – Visit Certificate (Some agencies, even for rentals, will ask you to sign a certificate that you have visited a property with them)

**Box** – Closed garage used to park a car or store items

**Buanderie** – Laundry room

**Bulletins de salaire** – Payslips

**Bureau** – Office

### C.

**Carte d'identité** – ID card

**Caution** – This usually refers to a co-signer

**Cave** – Basement or cellar (for storage)

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**Charges Comprises or CC** – Included Charges. If you see the “CC” term after the rental price, the rental price **includes** building charges. You may also see the rent listed as a price. In that case, the “HC” term (Hors Charges) means the rental price **excludes** building charges.

**Charges locatives** – The portion of the building charges that the tenant shall pay

**Chambre** – Bedroom

**Chaudière** – Heater

**Chauffage** – Heating

**Chauffage central** – Central heating

**Chauffe-eau** – Individual water tank

**Cheminée** – Fireplace

**Claire** – Bright, well-lit

**Classification F or T** – Classification F refers to function. Classification T refers to type. The two terms are now used indifferently. We mostly use T to describe the number of rooms. A T3 classification refers to a three-room apartment.

Classifications always exclude the kitchen, bathroom and WC.

**Clause particulière** – Conditions particular to your lease

**Climatisation** – Air conditioning

**Concierge** – Caretaker, who usually lives on site,

**Contrat de travail** – Work Contract

**Co-locataire** – Co-renters

**Cour** – Courtyard

**Cuisine américaine** – The term “American kitchen” refers to an open kitchen plan, where the kitchen is an integral part of the living room and not separated with a door

**Cuisine équipée** – the kitchen has been equipped with cupboards

**Cuisine équipée et aménagée** – the kitchen has been equipped with cupboards and kitchen appliances

**Cuisine indépendante** – Kitchen is separate and can be closed with a door

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## D.

**Dépendence** – Outbuilding

**Dépôt de garantie** – Security Deposit

**Devis** – Cost Estimate

**Digicode** – Keypad door access

**Dossier de candidature** – Rental application documents

**Double vitrage** – Double-Glazed Windows

**Douche italienne** – Walk-In Shower

**Durée du contrat** – Rental Period

**Dupleix** – Apartment with two levels and an inside staircase

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## E.

Ensoleillé – Sunny

Entrée – Entrance

Étage – Floor

Étage noble – The noble floor of a building was the most prestigious floor of a building at the time of construction (higher ceilings, etc.)

État des lieux – Walk-throughs (also referred to as the initial walk-through (état des lieux d'entrée) and final walk-through (état des lieux de sortie))

Évier – Kitchen sink

Exposition – Light exposure

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## F.

Frais d'agence – Real estate agency fees

Fiche de renseignements – Real estate agency form to submit with your dossier

Foyer – Fireplace (insurance companies will ask if you have a “foyer ouvert” (open hearth) or a “foyer fermé” (closed hearth), depending on the type of chimney duct

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## G.

Galerie d'entrée – Entry hall

Gare – Train station

Garant – Co-signer or Guarantor (some landlords may request this)

Garantie des Loyers Impayés or GLI – Insurance policy that covers landlords in the event of unpaid rent by their tenants

Guttière – Gutter

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## H.

Haie – hedge

Haussmann – A type of architectural building style invented by Baron Haussmann in the mid-19<sup>th</sup> century

Hors Taxe or HT – Price, not including sales tax

Honoraires d'agence – Real estate agency fees

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## J.

Jardin – Garden

Justificatif de domicile – Proof of residence (usually in the form of a recent gas or electricity bill, must be dated less than 3 months)

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## K.

**Kitchenette** – Small kitchen

**Lavabo** – Wash basin (as in the guest bath or guest WC)

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## L.

**Lettre Recommandée avec Accusé de Réception or LRAR** – Registered letter with receipt of delivery

**Libre de suite** – Available immediately

**Locataire** – Tenant

**Location** – Property for rent

**Loft** – Apartment created in an old warehouse or workshop with large open spaces and high ceilings

**Logement** – Accommodations

**Loyer** – Rent

**Lu et approuvé** – Text preceding your signature on official documents, confirming that you have “read and approved”.

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## M.

**Mandataire** – Third-party who has a mandate to sign the lease or manage the property on behalf of the landlord

**Maison** – House

**Mansarde** – Slant of the roof which is more vertical than other roofs, allowing for more space in the rooms

**Meubles** – Furniture

**Meublé** – Furnished

**Mezzanine** – Apartment with a separate living space accessible by stairs or a ladder, usually not a closed space

**Moderne** – Any building from the 1960s onward is considered “modern” in real estate jargon.

**Moquette** – Carpeting

**Mur** – Wall

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## O.

**Obligations du locataire** – Tenant obligations as per the lease

**Obligations du bailleur** – Landlord obligations as per the lease

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## P.

**Parties communes** – Communal areas of the building (such as staircase, landings, courtyard, elevator, foyer)

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**Point de Hongrie** – Herringbone (referring to the classic French way of laying parquet wood floors)

**Préavis** – Notice period

**Prélèvement automatique** – Direct debit

**Pièce** – Room (Advertisements include only living spaces and bedrooms larger than 9 m<sup>2</sup> in the number of rooms). A room larger than 40m<sup>2</sup> is considered to be two rooms.

**Pièces de reception** – Receiving rooms

**Pierre de taille** – Limestone or flat-stone buildings

**Placard** – Cupboard

**Plafond** – Ceiling

**Plomberie** – Plumbing

**Propriétaire** – landlord

**Prise** – Socket

**Porte blindée** – Armour-plated door

**Propriétaire** – Landlord

**Propriété** – Property

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## R.

**Rafrâchissement** – Freshened-up. Some light renovation work has been done, usually new paint

**Ramonage** – Chimney sweeping

**Recent** – A building is considered recent if has been built within the last couples of decades

**Refait à neuf** – Completely renovated

**Rez-de-chaussée** – Ground floor

**Rénové** – Renovated

**Résiliation** – Cancellation of a contract

**Responsabilité civile** – Third-party liability

**Rélévé d'Identité Bancaire or RIB** – Slip indicating your bank account details (name of bank, account number, IBAN, swift code).

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## S.

**Salle à manger** – Dining Room

**Salle de bain** – Bathroom

**Salle d'eau** – A bathroom with only a shower (The French differentiate bathrooms between one with a bathtub and one with a shower)

**Salle à manger** – Dining Room

**Salon** – Parlor

**Séjour** – Living room

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**Single Euro Payments Area or SEPA** – An EU public authorities' integration initiative regarding electronic euro payments. To enroll for automatic debits for your utility accounts, you will need to fill out a SEPA authorization form

**Sous-sol** – Basement

**Souplex** – A basement level room, accessible from inside the apartment

**Studette** – Small studio or a service room

**Standing** – Many advertisements refer to apartments with standing, which refers to the quality level of the property. You will find similar references as “standing, grand standing, très grand standing”, etc. Instead of the word “grand”, you may also find the word “haut”.

**Surface habitable** – Floor space with a ceiling height of at least 1.80m

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## T.

**Taxe d'habitation** – Council tax, or residency tax, due and payable wherever you are living on January 1<sup>st</sup>

**Taxe foncière** – Property tax

**Tapis** – Rug

**Toutes Taxes Comprises or TTC** – Including sales tax

**Taxe sur la Valeur Ajoutée or TVA** – Value-added tax

**Titre Interbancaire de Paiement or TIP** – You can pay your utility and insurance bills with a “TIP,” like a check that you date and sign

**Traversant** – Apartments with windows on both sides of the building (East-West or North-South)

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## V.

**Véranda** – Veranda, terrace

**Vestibule** – Entrance hall

**Vide** – Empty, unfurnished apartment

**Viseophone** – Video phone used to communicate with a visitor who is trying to enter a building

**Vitreux** – Stained glass

**Voisinage** – Neighborhood

**Vue** – View

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## W.

**Water Closet or WC** – A toilet in a separate space from the bathroom

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