STUDENT ACCOMMODATION GUIDE

2015-2016
## SOMMAIRE

1. LOOKING FOR ACCOMMODATION ................................................................. 5  
   - WHAT KIND OF ACCOMMODATION SHOULD I CHOOSE? .......................... 5  
   - TRY TO VISIT YOUR ACCOMMODATION ................................................... 6  
   - HOW DO I APPLY FOR ACCOMMODATION? ................................................. 6

2. MOVING INTO YOUR ACCOMMODATION .................................................. 8  
   - WHAT IS A TENANCY AGREEMENT? ............................................................. 8  
   - WHAT IS THE DEPOSIT? .............................................................................. 8  
   - BE CAREFUL WITH THE INVENTORY! .......................................................... 8  
   - WHY TAKE OUT HOUSE INSURANCE? ....................................................... 8  
   - DON’T FORGET ABOUT RESIDENCE TAX! ................................................... 9  
   - HOW DO I APPLY FOR HOUSING ASSISTANCE? ....................................... 9  
   - REMEMBER TO GIVE NOTICE BEFORE YOU LEAVE! ............................... 10

3. USEFUL CONTACTS .................................................................................... 11  
   - PUBLIC BODIES .......................................................................................... 11  
   - SELECTION OF RESIDENCES CLOSE TO THE CAMPUS ............................. 12
Decided to study at Paris-Est Marne-la-Vallée University (UPEM) and looking for student accommodation?

This student accommodation guide contains all the information you need, along with advice to help you make the right choice.

To help you with your search for accommodation, the Service de la Vie Étudiante (SVE) – Pôle Logement & Emploi étudiant (Student Accommodation and Employment Department of the Student Services Office) offers the following:

- **Accommodation provided by private individuals** (rooms in private homes, studio flats, flatshares, rooms in exchange for services)
- **Student residences in Marne-la-Vallée**
- **Young workers’ residences** (apprentices, paid trainees, paid students)

Feel free to contact our service to see all accommodation options.

We’re here to help!

### 1. LOOKING FOR ACCOMMODATION

#### WHAT KIND OF ACCOMMODATION SHOULD I CHOOSE?

You have a number of options, depending on your financial situation and preferences:

- **University residences run by the CROUS**
  
  Current and new students should apply online by completing the Dossier Social Étudiant or DSE (Student Social File) between 15 January and 30 April of the previous academic year. The procedure for allocating accommodation takes into account different criteria (the student’s social background, distance between his or her home and place of study, course of study, etc.).
  
  The Crous offers furnished accommodation and communal services (laundrettes, parking). Some residences are accessible to people with disabilities.
  
  **Studios:** €320 - €500  
  **Flatshares:** €270

- **Private student residences**
  
  These offers furnished and equipped accommodation with a good level of comfort. Various services (either included in price or available for an additional fee) are available: Internet access, laundry service, cleaning, security, study room, sports hall, cafeteria. It is advisable to submit your reservation application several months before the start of the new academic year.
  
  **Studios and flatshares:** €450 - €950 including bills

- **Young workers’ residences**
  
  These are not reserved exclusively for students. They welcome students of independent means (apprentices, paid students, paid trainees), usually for a maximum of 2 years. They offer support tailored to each resident’s needs (help with administrative procedures, finding accommodation, job hunting, etc.).
  
  **Studios and T2 flats (bathroom, kitchen and two other rooms), for individuals and couples:** €400 - €600 including bills

- **Accommodation offers from private individuals**
  
  To view all accommodation available, visit the SVE or dedicated websites. You’ll find property owners offering rooms in private homes, studios, T2 flats or flatshares - and there are no agency fees.
Rooms in private homes
This involves living with the property owner. The student has his or her own room and access to communal areas (kitchen, bathroom). In most cases, the tenant can use the washing machine, parking spaces and Internet.
€300 - €550 including bills

Private apartments
These are suitable for single students or couples who prefer more independence and have a larger budget.
Studios or T2 flats: €350 - €850 including bills

Flatshares
This option involves sharing a flat or a house with other students. The tenants each pay an equal share of the rent.
T2 to T5 flats: From €400 per student

Intergenerational accommodation
This involves students living with older people in a mutually supportive arrangement. The student lives free of charge, or for a token contribution (corresponding to service charges) with an elderly person, in exchange for doing a few jobs or providing company. Typically, the student signs up for a full academic year. Students are put in touch with elderly people by the relevant organisations.
€0 - €350

Where can I find out what’s available?
Service de la Vie Étudiante: vie.etudiante@u-pem.fr
Lokaviz: www.lokaviz.fr

TRY TO VISIT YOUR ACCOMMODATION
The student is entitled to decent accommodation measuring a minimum of 9m² and with a ceiling height of 2 metres. The accommodation must have a window, access to cooking facilities, drinking water and adequate heating.
A visit is advisable. This will enable you to check out the condition of the accommodation, its location (local area, proximity to public transport, shops, etc.) and to meet the landlord. Private student residences organise Open Days in July each year and some offer individual visits.

HOW DO I APPLY FOR ACCOMMODATION?
Ensure that you have completed your rental application before each visit. This provides the landlord with information about the tenant and his or her guarantor, as well as the tenant’s ability to pay.
The file consists of the following:

• Required documents:
  - Copy of your identity card
  - Copy of your (or your guarantor’s) last 3 salary slips
  - Proof of address for your guarantor

• Optional documents:
  - Student card or school attendance certificate
  - Residency permit
  - Bank details
  - Copy of your guarantor’s identity card
  - A reference from your employer or guarantor
  - Your own, or your guarantor’s, most recent tax assessment notice
2. MOVING INTO YOUR ACCOMMODATION

WHAT IS A TENANCY AGREEMENT?

You cannot move into your accommodation until the tenancy agreement has been signed. The tenancy agreement (or rental contract) must be signed by the owner and the tenant. Each party retains an original copy.

- The tenancy agreement must contain:
  - The landlord's contact details
  - The tenant's name and company name
  - The amount of rent and the payment date
  - The amount of service charges
  - The date on which the tenant will move in
  - The length of the tenancy agreement
  - The amount of the deposit (if one is required)
  - Precise description of the accommodation

WHAT IS THE DEPOSIT?

This is a means of covering any negligence on the part of the tenant (damage, unpaid rent). The deposit is equivalent to one month’s rent for an unfurnished property and two months’ rent for a furnished one. It must be returned within 2 months of the tenant’s returning the keys, after the deduction of any outstanding sums owed to the owner.

BE CAREFUL WITH THE INVENTORY!

Inventories are carried out at the start of the tenancy, when the owner hands over the keys to the tenant, and at the end of the tenancy, when the tenant returns the keys to the owner. Based on the comparison of the initial and final inventories, the owner can request that the tenant repair any damage he or she has caused. The cost of these repairs can be deducted from the deposit. A thorough inventory is essential to avoid litigation.

WHY TAKE OUT HOUSE INSURANCE?

As the tenant is responsible for any damage he or she might cause to the property during the tenancy, he or she is, in most cases, legally obliged to take out insurance to cover these risks. The student must produce an insurance certificate before the contract is signed and must renew it each year. The tenant is not obliged to take out insurance for a furnished property. Third-party liability cover will usually suffice.

DON’T FORGET ABOUT RESIDENCE TAX!

Anyone occupying a property on 1 January is subject to residence tax for that year. Accommodation run by the Crous and furnished rooms in private homes are exempt.

HOW DO I APPLY FOR HOUSING ASSISTANCE?

- APL or ALS
  
  If you need help to pay your rent or bills, you can get Aide Personnalisée au Logement (APL), personal rent assistance, or Allocation de Logement Social (ALS), social housing allowance. These benefits are paid monthly by the Caisse d’Allocations Familiales or CAF (family allowance fund).
  
  The benefits are calculated using a number of criteria (amount of rent payable excluding bills, type of accommodation and location, tenant’s financial means, etc.). They are paid from the month following the tenant’s moving into the accommodation until 1 July (unless the student informs the CAF that he or she wishes to stay in the accommodation beyond that date). For further information, consult the CAF website.

- The Avance Loca-Pass: a deposit loan

  The tenant can apply for an Avance Loca-Pass to pay his or her deposit. This takes the form of a loan which is granted for accommodation of any type and which is either privately or publicly owned. The loan is interest-free and there is no application fee. The student should submit the application to a housing agency close to his or her home no later than 2 months after moving into the premises.

- The Garantie Loca-Pass: joint guarantee

  This guarantee is intended for young people under the age of 30 who are engaged in vocational training (apprenticeship contract, work-linked training or professional training contract), looking for a job, currently employed and students on state scholarships. It takes the form of a joint guarantee to cover rent and any bills owed by the tenant, should he or she fail to pay them. It is available only to tenants in subsidised accommodation which does not belong to a private individual. It is accepted by university residences run by the Crous and by young workers’ residences.

- Mobil-jeune housing subsidy

  This subsidy, worth up to €100 per month, covers all or part of the rent, after the deduction of Aide Personnalisée au Logement. It is intended for all young people under the age of 30 who are engaged in vocational training (on a professional training or apprenticeship contract) in a non-agricultural private sector business and whose income is at or below the national minimum wage. This subsidy is provided by private bodies.

- La clé de l’Etat

  The Caution Locative Étudiante is a state guarantee which enables students who have no personal guarantor to be exempted
from having to provide a joint guarantee in order to secure accommodation. This benefit is available only to students under the age of 28. To qualify for the Clé de l’État, the student must pay an amount equivalent to 1.5% of the rent payable. Students should apply through the CROUS or on the CROUS Lokaviz website.

REMEMBER TO GIVE NOTICE BEFORE YOU LEAVE!
The tenant can terminate the tenancy at any time during the period of the tenancy agreement. He or she must give one month’s notice for a furnished apartment and three months’ notice for an unfurnished apartment. The tenant informs the landlord of his or her departure by registered letter with acknowledgement of receipt or by bailiff’s deed. The tenant is not required to explain his or her decision.

For more information about the procedures mentioned above, visit www.lokaviz.fr

### 3. USEFUL CONTACTS

#### PUBLIC BODIES

<table>
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<tr>
<th>CONTACT</th>
<th>CROUS RESIDENCES IN MARNE-LA-VALLÉE RESIDENCES IN MARNE-LA-VALLÉE RECEPTION</th>
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<tbody>
<tr>
<td>CRÉTEIL CROUS</td>
<td>68/70, AVENUE DU GÉNÉRAL DE GAULLE</td>
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<tr>
<td>CONTACT</td>
<td>CROUS RESIDENCES IN MARNE-LA-VALLÉE RESIDENCES IN MARNE-LA-VALLÉE RECEPTION</td>
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<tr>
<td>CONTACT</td>
<td>7 BIS, BOULEVARD COPERNIC</td>
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<tr>
<td>CROUS RESIDENCES IN MARNE-LA-VALLÉE RESIDENCES IN MARNE-LA-VALLÉE RECEPTION</td>
<td>77420 CHAMPS-SUR-MARNE</td>
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<tr>
<td>T.</td>
<td>+33 (0)1 64 68 18 99</td>
</tr>
<tr>
<td>RÉ<a href="mailto:SIDENCE.CHAMPS-SUR-MARNE@CROUS-CRETEIL.FR">SIDENCE.CHAMPS-SUR-MARNE@CROUS-CRETEIL.FR</a></td>
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<td>T.</td>
<td>+33 (0)1 43 17 06 60</td>
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<td><a href="http://WWW.CROUS-CRETEIL.FR">WWW.CROUS-CRETEIL.FR</a></td>
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<tr>
<th>CONTACT</th>
<th>CAISSE D’ALLOCATIONS FAMILIALES DE SEINE ET MARNE (CAF)</th>
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<tr>
<td>CROUS RESIDENCES IN MARNE-LA-VALLÉE RESIDENCES IN MARNE-LA-VALLÉE RECEPTION</td>
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<tr>
<th>CONTACT</th>
<th>97, BOULEVARD DU SEGRAIS</th>
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<tr>
<td>CAF - INFORMATION POINT</td>
<td>77185 LOGNES</td>
</tr>
<tr>
<td>T.</td>
<td>+33 (0)1 43 77 50 53</td>
</tr>
<tr>
<td><a href="mailto:BOURSE@CROUS-CRETEIL.FR">BOURSE@CROUS-CRETEIL.FR</a></td>
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| CONTACT | WWW.LOKAVIZ.FR | LOKAVIZ, THE STUDENT ACCOMMODATION AGENCY |

For more information about the procedures mentioned above, visit www.lokaviz.fr
STUDENT ACCOMMODATION GUIDE

UNION RÉGIONALE DES FOYERS ET SERVICES POUR JEUNES TRAVAILLEURS EN ILE-DE-FRANCE (UNION OF RESIDENCES AND SERVICES FOR YOUNG WORKERS IN THE ILE-DE-FRANCE REGION)
10/18, RUE DES TERRES-AU-CURÉ
75013 PARIS
T: +33 (0)1 42 16 86 66 / +33 (0)8 99 03 61 09
UNIONREGIONALE@FJT-IDF.FR
WWW.FJT-IDF.FR

AGENCE DÉPARTEMENTALE D'INFORMATION SUR LE LOGEMENT - ADIL
(DEPARTMENTAL ACCOMMODATION INFORMATION AGENCY) MAISON DES SERVICES PUBLICS
PLACE D'ARIANE
777000 CHESSY
T: +33 (0) 820 16 77 77
WWW.ADL77.ORG

CONTACT

SELECTED RESIDENCES CLOSE TO THE CAMPUS

• CROUS university residences

CONTACT
RÉSIDENCE CONDORCET
12, BOULEVARD NEWTON
77420 CHAMPS-SUR-MARNE

CONTACT
RÉSIDENCE MONTESQUIEU
7 BIS, BD COPERNIC
77420 CHAMPS-SUR-MARNE

CONTACT
RÉSIDENCE JACQUES BREL
4, ALLÉE JACQUES BREL
93160 NOISY-LE-GRAND

CONTACT
RÉSIDENCE DE LOGNES
26/30, RUE BOUQUET
77185 LOGNES

CONTACT
RÉSIDENCE DE TORCY
20/24, PROMENADE DU BELVÉDÈRE
77200 TORCY

• Private student residences

FAC HABITAT

CONTACT
RÉSIDENCE LES HAUTS BOIS*
5, ALLÉE DES HAUTS BOIS
93160 NOISY-LE-GRAND
T: +33 (0)1 64 11 14 07
NOISY@FAC-HABITAT.COM

CONTACT
RÉSIDENCE MARCEL PAGNOL
1-3, RUE CINNA
77185 LOGNES
T: +33 (0)1 64 11 14 07
LOGNES@FAC-HABITAT.COM

CONTACT
RÉSIDENCE NELSON MANDELA
RUE DU SOUVENIR FRANÇAIS
77600 BUSSY-SAINT-GEORGES
T: +33 (0)1 64 11 14 07
BUSSYSAINTGEORGES@FAC-HABITAT.COM

CONTACT
RÉSIDENCE PAUL CÉZANNE
1 PASSAGE VICTOR PULLIAT
77600 BUSSY-SAINT-GEORGES
T: +33 (0)1 64 11 14 07
BUSSYSAINTGEORGES@FAC-HABITAT.COM

CONTACT
RÉSIDENCE THIBAUD DE CHAMPAGNE
10, PASSAGE THIBAUD DE CHAMPAGNE
77100 MEAUX
T: +33 (0)1 64 11 14 07
MEAUX@FAC-HABITAT.COM

ADEF

CONTACT
ADEF
RÉSIDENCE ADEF
50, RUE ARISTIDE BRIAND
77100 MEAUX
T: +33 (0)1 60 44 06 61
WWW.ADEF-LOGEMENT.FR

* Partner residence
GALILÉE

RÉSIDENCE GALILÉE*
4 BIS, RUE ALFRED NOBEL
77420 CHAMPS-SUR-MARNE
T: +33 (0)1 77 19 61 14
WWW.STUDENEST.COM

LE CLUB ÉTUDIANT O.S.E.

RÉSIDENCE PRUNAIAS*
7, CHEMIN DES PRUNAIAS
94350 VILLIERS-SUR-MARNE
T: +33 (0)1 49 30 53 37
PRUNAIAS@RÉSIDENCES-OSE.COM

LES ESTUDINES

LES ESTUDINES GALLIÉNI*
44, BOULEVARD GALLIÉNI
93360 NEUILLY-PLAISANCE
T: +33 (0)1 43 00 36 00
NEUILLY.GALLIENI@ESTUDINES.FR
WWW.ESTUDINES.COM

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10/12, ALLÉE LOUIS ARAGON
95160 NOISY-LE-GRAND
T: +33 (0)1 43 03 60 35
NOISY.MARNEVALLEE@ESTUDINES.COM
WWW.ESTUDINES.COM

LES ESTUDINES VAL D’EUROPE*
1, BOULEVARD DE Romainvilliers
77700 BAILLY-ROMAINVILLIERS
T: +33 (0)1 60 42 10 42
BAILLY.VALDEEUROPE@ESTUDINES.COM
WWW.ESTUDINES.COM

NEXITY STUDÉA

STUDÉA CHELLES GARE RER*
45, BOULEVARD CHILPERIC
77500 CHELLES
T: +33 (0)1 64 21 95 67
BPAIS@NEXITY.FR
WWW.NEXITY-STUDEA.COM

STUDÉA VAL D’EUROPE 1 AND 2*
7, COURS DE LA GARONNE AND 40, COURS DU DANUBE
77700 SERRIS
T: +33 (0)1 60 04 62 33
STUDEA.SERRIS@GMAIL.COM
WWW.NEXITY-STUDEA.COM

CITY RÉSIDENCE

CITY RÉSIDENCE CHELLES*
55-57, AVENUE FRANÇOIS MITTERRAND
77500 CHELLES
T: +33 (0)1 64 72 64 64
WWW.CITY-RÉSIDENCES.EU

STUDEFI/EFIDIS

RÉSIDENCE GALLIENI 1*
29 BIS BD GALLIENI
93360 NEUILLY PLAISANCE
T: +33 (0)9 70 82 19 19
GALLIENI@EFIDIS.FR

RÉSIDENCE GALLIENI 2*
33 BD GALLIENI
93360 NEUILLY PLAISANCE
T: +33 (0)9 70 82 19 19
STUDEFI@EFIDIS.FR

RÉSIDENCE CAMILLE CLAUDEL*
11 BIS AVENUE AUGUSTE RODIN
94350 VILLIERS-SUR-MARNE
T: +33 (0)9 70 82 19 19
CLAUDEL@EFIDIS.FR

* Partner residence
**Young workers’ residences**

**RÉSIDÉTAPES**

* Partner residence

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<th>Location</th>
<th>Address</th>
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<tr>
<td>RÉSIDÉTAPE DE BRY SUR MARNE</td>
<td>2, BOULEVARD GEORGES MÉLIÉS 94360 BRY SUR MARNE</td>
<td>T: +33 (0)1 45 92 24 16 <a href="mailto:LUDIVINE.BONANNI@RESIDETAPES.FR">LUDIVINE.BONANNI@RESIDETAPES.FR</a> <a href="http://WWW.RESIDETAPES.FR">WWW.RESIDETAPES.FR</a></td>
</tr>
<tr>
<td>RÉSIDÉTAPE DE CHESSY</td>
<td>6-10 RUE DES GRANDS PRÉS 77 700 CHESSY</td>
<td>T: +33 (0)1 60 42 26 03 <a href="mailto:MARINE.BOSCH@RESIDETAPES.FR">MARINE.BOSCH@RESIDETAPES.FR</a> <a href="http://WWW.RESIDETAPES.FR">WWW.RESIDETAPES.FR</a></td>
</tr>
<tr>
<td>RÉSIDÉTAPE DE MONTÉVRAIN</td>
<td>7-11 RUE DE LA GARE 77144 MONTÉVRAIN</td>
<td>T: +33 (0)1 60 43 85 05 <a href="mailto:MELANIE.MAMAN@RESIDETAPES.FR">MELANIE.MAMAN@RESIDETAPES.FR</a> <a href="http://WWW.RESIDETAPES.FR">WWW.RESIDETAPES.FR</a></td>
</tr>
<tr>
<td>RÉSIDÉTAPE DE SERRIS</td>
<td>39-43 COURS DU DANUBE 77 700 SERRIS</td>
<td>T: +33 (0)1 64 63 12 97 <a href="mailto:AURELIE.DRAME@RESIDETAPES.FR">AURELIE.DRAME@RESIDETAPES.FR</a> <a href="http://WWW.RESIDETAPES.FR">WWW.RESIDETAPES.FR</a></td>
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**ALJT**

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<th>Contact Details</th>
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<tr>
<td>RÉSIDÉTAPES DE MAGNY-LE-HONGRE</td>
<td>RJAM 20, RUE DE LA CLÉ DES CHAMPS</td>
<td>T: +33 (0)1 60 04 86 32 <a href="http://WWW.ALJT.COM">WWW.ALJT.COM</a></td>
</tr>
<tr>
<td>RÉSIDÉTAPES DE MONTÉVRAIN</td>
<td>1, RUE DE BRUXELLES</td>
<td>T: +33 (0)1 60 31 23 09 <a href="http://WWW.ALJT.COM">WWW.ALJT.COM</a></td>
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**Intergenerational accommodation**

**ENSEMBLE2GÉNÉRATIONS**

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<sup>* Partner residence</sup>