

Finding and visiting a rental flat

French A2 (elementary) · Lesson

Quick answer: To read a French rental ad, decode the short codes: T2 means two main rooms (a living room and one bedroom), cc means charges are included, meublé means furnished, and ét. and asc. give the floor and elevator. Then ask polite questions with Est-ce que ... ? about rent, deposit and availability.

Level: French A2 (CEFR elementary) · **Standards:** CEFR A2, Reading

How do you read a French rental ad?

Rental ads are short, so they use codes. Learn the most frequent ones and you can read almost any listing.

Lyon 7e · T2 meublé · 38 m²

2e ét. avec asc. · cuisine équipée · sdb

Loyer 620 € + charges 100 € = 720 € cc

Dépôt de garantie : 1 240 € · dispo 1er mars

A typical ad: every code carries information.

In the ad	Full form	Meaning
T2	type 2	two main rooms (living room + one bedroom)
cc	charges comprises	utilities and building costs included in the price
meublé	meublé	furnished (bed, sofa, table...)
m ²	mètres carrés	square meters of floor space
ét., asc.	étage, ascenseur	floor, elevator
sdb, RDC	salle de bains, rez-de-chaussée	bathroom, ground floor
dispo	disponible	available from...

Rule

The number after T or F counts the main rooms and ignores the kitchen and bathroom. So T1 is a studio, T2 has one bedroom, T3 has two bedrooms. The adjective meublé agrees: un

studio meublé, une chambre meublée.

How much will you pay each month?

The loyer is the rent and the charges are shared costs such as water for the building or the cleaning of the stairs. An ad can show both separately, or a single total cc. Your own electricity and internet are usually extra.

$$\begin{array}{|c|} \hline \textbf{loyer} \\ \hline 620 \text{ €} \\ \hline \end{array} + \begin{array}{|c|} \hline \textbf{charges} \\ \hline 100 \text{ €} \\ \hline \end{array} = \begin{array}{|c|} \hline \textbf{loyer cc} \\ \hline 720 \text{ € / mois} \\ \hline \end{array}$$

dépôt de garantie : 1 mois (non meublé), 2 mois (meublé)

calculé sur le loyer sans les charges

Monthly cost and deposit at a glance.

What do you ask the landlord during the visit?

Use short, polite questions with Est-ce que ... ? and the polite forms je voudrais and est-ce que je pourrais.

Examples

- Est-ce que les charges sont comprises ? — Are utilities included?
- Quand est-ce que l'appartement est disponible ? — When is it available?
- À quel étage est-il ? Il y a un ascenseur ? — Which floor? Is there an elevator?
- Je voudrais visiter samedi matin. — I would like to visit on Saturday morning.
- Est-ce que je pourrais voir la cuisine ? — Could I see the kitchen?

Watch out

English speakers read F2 or T2 as “two bedrooms”. It means two rooms in total: a living room and one bedroom. Also, charges comprises does not mean that everything is paid for: ask what exactly is covered.

Culture note

In France, a landlord asks for a dossier: an ID, recent pay slips and often a guarantor. On moving in, you and the owner walk through the flat for the état des lieux, a written report of

its condition. The deposit is capped by law at one month of rent for an empty flat and two for a furnished one.

Zoé's tip

Always add up the price: if the ad says hors charges (HC), add the charges yourself before comparing flats. Use cc as your quick budget number.

Key points to remember

- T2 counts main rooms, not bedrooms: living room + one bedroom.
- cc means charges comprises; HC means hors charges, so add them yourself.
- Meublé means furnished; ét., asc., sdb, RDC are floor, elevator, bathroom, ground floor.
- The deposit is one month of rent for an empty flat and two months for a furnished one.
- Polite visit questions use Est-ce que ... ?, je voudrais and est-ce que je pourrais.

Finding and Visiting a Rental Flat: frequently asked questions

What does T2 mean in a French rental ad?

T2 means two main rooms: a living room and one bedroom. The kitchen and bathroom are not counted. F2 is the same thing, and T3 has two bedrooms.

What does cc mean for the rent?

CC stands for charges comprises, so the price includes shared costs such as building maintenance. HC (hors charges) means they come on top. Always compare flats using the total.

What is the difference between meublé and non meublé?

Meublé means furnished with at least a bed, table, chairs and kitchen equipment. Non meublé (or vide) is empty. A furnished flat usually costs more but needs less moving.

How do I ask the landlord a polite question?

Use Est-ce que ... ? plus the verb: Est-ce que les charges sont comprises ? To make a request, say je voudrais visiter l'appartement or est-ce que je pourrais voir la cuisine ?

How much is the deposit in France?

The dépôt de garantie is capped at one month of rent without charges for an unfurnished flat and two months for a furnished one. The landlord returns it after the final inspection if nothing is damaged.