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What is a furnished dwelling?

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A furnished dwelling is a dwelling with sufficient furniture to allow the tenant to sleep, eat and live properly. The list of furnishing elements defining a furnished dwelling is fixed by regulation.

Attention, this list depends on the date the lease was signed.

Lease signed after August 2015

A furnished accommodation is a decent housing (<https://www.service-public.fr/particuliers/vosdroits/F2042?lang=en>) equipped with a minimum of furniture:

- ▶ Bedding with duvet or blanket
- ▶ Shutters and curtains in the rooms
- ▶ Cooking plates
- ▶ Oven or microwave
- ▶ Refrigerator
- ▶ Freezer or refrigerator freezer compartment with a maximum temperature of -6°
- ▶ Sufficient tableware for the occupants to eat
- ▶ Kitchen utensils
- ▶ Table
- ▶ Seats
- ▶ Storage shelves
- ▶ Luminaires
- ▶ Housekeeping equipment adapted to the characteristics of the accommodation (vacuum cleaner if there is carpet, broom and mop for tiles ...)

⚠ Warning : the judge may decide to reclassify the lease of a furnished dwelling as an empty dwelling in the event of non-compliance with the list of furnishing elements.

Before September 2015

The act does not specify the criteria for furnishing a furnished dwelling. It is the judge who has over time specified the characteristics of a furnished dwelling.

To be considered as such, a rented accommodation furnished before the 1st September 2015 must therefore be equipped with furniture and equipment in sufficient number and quality to allow the tenant to live there normally with his personal effects only.

To be qualified as furnished, the dwelling must contain at least the following elements:

- ▶ Furniture
- ▶ Bedding
- ▶ Gas cooker or hot plates
- ▶ Refrigerator
- ▶ Kitchen utensils.

One furnished residential lease (<https://www.service-public.fr/particuliers/vosdroits/F920?lang=en>) or mobility lease (<https://www.service-public.fr/particuliers/vosdroits/F34759?lang=en>) may constitute the principal residence of the tenant